

Thank you for choosing our Home for your vacation. We hope that you have a pleasant stay. The unit is located at Eloise South Lake Tahoe California 96150

Check-in date: (No early check-in please)

Check-out date: (No late check-out)

Number of people in party:

After we receive your \$1,000.00 deposit, your bill is as follows:

First Payment After Deposit: \$ Due:

Final Payment: \$ Due:

As soon as we receive your final payment, we will send/call the lock box/key instructions. Please sign and return 1 copy of this confirmation, and 1 copy of the rules. Thanks! Have a great Vacation!

Signature:

Date :

Rental Rules Agreement/ Contract:

1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.
NO Early Check-in or late check-out.

2. This is a NON SMOKING unit.

3. Pets are not permitted in rental units under any conditions.

4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$500 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

a. No damage is done to unit or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.

d. All keys are left on the kitchen table and unit is left locked.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. NO Early check-in or late check-out.

h. Parking passes are left inside the unit upon departure.

i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by My Complex.

5. **PAYMENT** – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Your Name. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date.

6. **CANCELLATIONS** – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

7. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. **MAXIMUM OCCUPANCY**- The maximum number of guests per condominium is limited to eight (8) persons. An additional charge of \$20.00 per person per night for guests in addition to eight (8) will be assessed. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

10. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

11. **NO DAILY MAID SERVICE** – Linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

12. **RATE CHANGES** – Rates subject to change without notice.

13. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

14. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. **PARKING** – 6 cars in garage

16. **SNOW OR STORM POLICY** – No refunds will be given unless:

a. The National Weather Service orders mandatory evacuations in a "Winter Storm Warning area" and/or

b. A "mandatory evacuation order has been given for the Severe Winter Storm Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a " Severe Winter Storm Warning," area, we will refund:

1. Any unused portion of rent from a guest currently registered,

2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and

3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the " Severe Winter Storm Warning " period.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature:

Date

Credit Card Authorization Form

If you wish to use a credit card for this rental, please provide the following information
Name on Credit card:

Credit card billing

Address:

City:

State:

Zip Code

Type of Credit Card: Master Card/Visa

Credit Card Number:

Exp date:

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature:

Date: