

Central Coast Vacation Rental Agreement

1. **Guest 1** _____ **Guest 2** _____
Guest 3 _____ **Guest 4** _____
Guest 5 _____ **Guest 6** _____

Adult guests will henceforth be referred to as the "Guest(s)". The Guests assume all responsibility for the rental property for the duration of this contract, and all breach of contract disputes shall be directed to the Guests.

2. **Property**

Guests rent, for vacation purposes only, the furnished real property situated at _____, in the County of San Luis Obispo, California. The rental property shall henceforth be referred to as the "Property".

3. **Arrival & Departure**

Arrival Date _____ Arrival Time _____
 Departure Date _____ Departure Time _____

Arrival & Check-In

Check-In time is from 3:00pm to 5:00pm. If this time frame is not possible, please contact us at info@best-vacation-rental.com or 805-431-1481 to make other arrangements.

Departure & Check-Out

Checkout is by 11:00am. All keys are due back by 11:00am or late charges or lost key fees may apply. If previous arrangements have not been made, check-out after 11:00am and before 1:00pm will be charged \$25 (twenty five dollars). Check-outs after 1:00pm will constitute an additional day, at the regular rate of \$165.00 (one hundred and sixty five dollars). There is no refund for early check-outs.

4. **Occupancy**

The property is rented for vacation residences only, and number of occupants shall not exceed 6 (six) persons. Should the number of occupants exceed that which is specified, additional charges or eviction may occur. In addition, the Guest is liable for the entire agreed upon rent.

Guests and all occupants shall not disturb, annoy, or interfere with the right to quiet enjoyment of any neighbors or occupants of the surrounding residences. Guests and all occupants shall abide by any by-laws or CC&R's, which may be applicable to the property. Guests and occupants shall not use the property for any illegal purposes, or violate any law, ordinance, or regulation.

5. **Payments**

Payment is due in full on or prior to the first day of occupancy. A security deposit must be received within 10 (ten) days of the date the reservation is made. If a deposit is not received within this time frame, the reservation shall be cancelled. We require a non-refundable cleaning fee.

Security Deposit:	\$ _____
Cleaning Fee:	\$ _____
Total Rental Fee:	Days x \$165 per night = \$ _____

TOTAL = \$ _____

6. **Security Deposit**

- I. All or any portion of the security deposit may be used to compensate for any of the following: (1) Non-sufficient funds fees; (2) Repairs to damages caused by occupants; (3) The replacement or return of missing or damaged properties supplied in the rental, including, but not limited to, towels, linens, kitchen appliances, electronics, furniture, exterior landscaping, etc.
- II. Within 3 (three) weeks after check-out, Guests shall receive an itemized statement indicating the amount withheld of any security or cleaning deposit paid, and the basis for its disposition.

- III. Pending the receipt of any utility bills with charges not approved by Property owners, the remaining portion of any deposit will be returned to Guests.
- IV. The Property is fully furnished. Please do not exchange furnishings between the rooms of the Property. Please do not remove any items from the property. A starter supply of personal amenities is included in the Property; however, the Guest or occupants shall be responsible for replenishing this supply for the duration of their stay.

7. **Cleaning Fee**

A non-refundable cleaning fee of \$75.00 (seventy five dollars) is required, and shall be used to have the Property professionally cleaned after vacancy.

8. **Cancellation Fee**

If cancellation occurs, forfeiture of deposits resulting from cancellation are as follows:

30 days or more from scheduled date of arrival = \$80.00 (eighty dollars) and reservation fee.

30-15 days from scheduled date of arrival = full security deposit.

Less than 14 days from date of arrival = full rent amount.

Should the property re-rent without any lost days, the full rent amount will be refunded.

9. **Smoking & Fire Safety**

Smoking is not allowed in the property. If smoking occurs in the property, Guests forfeit the right to any security deposit refund, and will be held liable for any damage caused by the occurrence, including, but not limited to, the removal of stains, cleaning of drapes and carpets, any cleaning to remove the smell of smoke, replacement of burned furniture, etc.

Because the property is located in a rural setting, we require tenants to practice fire safety. Please make note of the following guidelines to avoid an accidental wildfire or structure fire:

- Always make sure any ignited materials are completely extinguished after use.
- Do not discard cigarette butts or similar materials into the surrounding nature.
- Do not use the gas grill on windy days.
- Fireworks are not allowed on the premises.
- Make sure vehicle exhaust pipes do not come within 10 feet of surrounding brush and foliage.
- Do not leave an active fireplace unattended, and make sure all ignited materials are completely extinguished after use.
- Exercise responsibility when operating kitchen equipment: turn off stove and coffee maker when not in use.
- Do not leave children unattended in the presence of a fire hazard, such as the gas grill or stove.

10. **Pets**

Pets are not allowed on the rental property. If a violation does occur on the property, Guests forfeit the right to a refund of any security deposit, and will be held liable for any damage caused from the violation, including, but not limited to the removal of stains from carpet and furniture, cleaning of drapes and carpets, any cleaning to remove odors, replacement of damaged items, etc.

11. **Release**

(a) Guests agree to indemnify, defend and hold harmless the owners of the property and owner's representative from all claims, disputes, litigation, judgments, costs, and attorney fees resulting from loss, damage or injury to Guests and occupants, and licensees of Guests. (b) Owner recommends that Guests obtain and carry insurance to protect personal property. (c) Guests or their personal property, including vehicles, are not insured by the rental property owners or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Owners of rental property do not insure against personal injury to Guests or occupants.

12. **Entry**

Owners of rental property or representatives of rental property owners have the right to enter the Property at any time for the purposes of (a) making necessary agreed upon repairs, improvements, decorations, alterations, for maintenance or to supply necessary or agreed upon services; (b) to verify that Guests have complied with the terms of the agreement; (c) upon reasonable notice, to show the Property to prospective

purchasers, Guests, tenants, mortgagees, lenders, appraisers, or contractors; (d) in case of emergency.

13. Guest Charges/Innkeeper Law

There will be a \$25.00 (twenty five dollar) fee per trip for disturbance calls to the Property, Guest-assisted entrance due to lost or misplaced keys, and late arrival without lockbox arrangements.

14. Maintenance

Guests shall properly use, operate and safeguard the Property including, if applicable, any landscaping, furniture, furnishings, appliances, and all mechanical, electrical, gas and plumbing fixtures, and keep them clean and sanitary. Guests shall immediately notify owners or representatives of rental property of any problem, malfunction, or damage. Guests shall pay for all repairs or replacements caused by Guests or occupants, excluding ordinary wear and tear. Guests shall pay for all damage to the Property as a result of failure to report a problem, malfunction, or damage in a timely manner. Guests shall pay for repair of drain blockages or stoppages, unless caused by defective plumbing parts or the invasion of tree roots.

15. Alterations

Guests shall not make any alterations in or about the Property including, but not limited to, moving furniture, painting, wallpapering, adding or changing locks, installing antenna or satellite dishes, placing signs, displays or exhibits, or using screws, fasteners, nails, or adhesive materials.

16. Joint & Individual Obligations

If there is more than one Guest, each one shall be held individually and completely responsible for the performance of all obligations under this agreement, jointly and individually with every other Guest.

17. Keys / Openers

Upon arrival, Guest(s) will receive:

_____ Key(s) to _____

_____ Key(s) to _____

_____ Key(s) to _____

_____ Remote control(s) to _____

Guests shall pay all costs and charges related to loss of any keys, opening devices, or remote controls. Guests may not remove locks.

Guest 1	_____	Date	_____
Guest 2	_____	Date	_____
Guest 3	_____	Date	_____
Guest 4	_____	Date	_____
Guest 5	_____	Date	_____
Guest 6	_____	Date	_____

If you have any questions regarding this agreement, please call or email us at:

805-431-1481

info@best-vacation-rental.com

Guest 1

Name _____
Address _____
City, State, Zip _____
Phone & email _____

Guest 2

Name _____
Address _____
City, State, Zip _____
Phone & email _____

Guest 3

Name _____
Address _____
City, State, Zip _____
Phone & email _____

Guest 4

Name _____
Address _____
City, State, Zip _____
Phone & email _____

Guest 5

Name _____
Address _____
City, State, Zip _____
Phone & email _____

Guest 6

Name _____
Address _____
City, State, Zip _____
Phone & email _____