

Ma Petite Retreat

Cabin Rental Agreement

7141 9th Ave, Tahoma, California
Three bedroom, two bath mountain cabin.

1. CHECK-IN TIME IS AFTER 1 P.M. PST AND CHECK-OUT IS 11 A.M. PST.
Early Check-in or late check-out for an added fee may be requested.

2. Duration of stay; in on _____ out on _____ for a total of _____ nights.

3. Rate per night: _____ .

5. One dog (under 8 lbs) **may** be allowed with prior approval. No other pets allowed.
The Pet extra charge is \$ _____ .


6. DAMAGE/RESERVATION DEPOSIT- A damage reservation of \$600 is reserved on the credit card on record. This security deposit is NOT applied toward rent. This amount or a greater amount will remain uncharged if 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 or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned. One load of laundry is started. Clean sheets are on the bed.
 - d. All keys are left on the kitchen table or given to Dr. Mancuso.
 - 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. No oil spots appear on parking area.
 - i. No damage to stucco walls around parking areas.
 - j. No damages to the walls, floors and/or surfaces of the apartment.
 - k. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by Dr. Gabrielle Mancuso.

7. PAYMENT – An advance payment equal to 25% of the rental rate is required to hold the reservation upon booking confirmation. And additional 25% is required within 14 days before arrival. The advance payment will be applied toward the room stay. Payment is accepted via **credit card only** . The advance payment is not a security/damage deposit. The BALANCE OF RENT is due seven (7) days before your arrival date.

8. CANCELLATIONS - When you make a reservation, we hold this room or full size apartment. As such we appreciate you giving notification as soon as possible if you are unable to keep this reservation. There are no refunds for early departures (less days reserved).

+ There is no refund for a "No Show"

Tenant's initials: _____

Owner's initials: 

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- + 30 days prior to arrival full payment will be refunded
- + 14 days prior to arrival 1/2 deposit will be refunded
- + 7 days prior to arrival 1/4 deposit will be refunded
- + 3 days prior to arrival no refund
- + Security deposit in all cancellation situations will be refunded.

9. MAXIMUM OCCUPANCY-If renting the full apartment the maximum number of guests is limited to four (4) adults or two (2) adults and two (2) children. An additional child may be added with prior permission and an additional charge of \$25.00 per night. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.

10. Longer minimum stays may be required during holiday or special event periods.

11. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. Cable and DSL provided at no extra charge. However any movies ordered will be charged to credit card on file.

12. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit and/or room rental, daily maid service ***is not included in the rental rate***. If you are occupying four weeks or greater, you will have housekeeping on the first Thursday of each month. This is a mandatory service and is included in the fee. Housekeepers must be given access to the unit for this purpose. A fee of \$150.00 per stay is charged upon final payment prior to occupancy.

13. RATE CHANGES – Rates subject to change without notice.

14. 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.

15. OVERNIGHT ADDED GUESTS although overnight stays by other individuals is allowed, at no time will the additional guest be in residence for more than 3 days. The owner needs notification of a guest who visits regularly. If tenant is renting a room not the full apartment, consideration needs to be shown to the other tenants in the form of notification.

16. GATHERING ROOM TWIN FOLD OUT CHAIR. If a tenant additional guest desires to have their guest use the twin bed fold out, a secondary charge will be issued with approval from landlord prior to the use of this bed.

17. PARTIES Tenants wishing to have more than 1 to 2 guests at one time constitutes a “party”. Although an evening might be planned for this purpose, notification must be given to other tenants and Dr. Mancuso. At no time would a tenant be allowed more than 3 guests at a time. Considering 3 tenants in the unit a total of 6 guests are maximum at any time. Considering the tenants themselves a grand total of 9.

18. NEIGHBOR PEACE Music and TV, guest and/or party volume must be considerate to the neighborhood. Carmel rules are no earlier than 7:00AM and no later than

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Owner's initials: 

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11:00PM to anything considered loud or annoying. A tenant would be considered for eviction based on lack of consideration in this area or being in the least offensive to other tenants or landlord.

19. HEATER AND LIGHTS REGULATIONS although heating and lights may be one during the day for "normal" use. Heating should be reduced to no less than 60 degrees at night and not more than 66 degrees. Daytime use should not be in excess of 72 degrees. The optimum heat being 70 degrees.

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

17. PARKING– There is a two car garage. However, only a very, very small car can be parked in one side.

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.

Guest #1 Name: _____

Driver's License: _____ Expiration: _____ State: _____

Signature: _____ Date: _____

Guest #2 Name: _____

Guest #3 Name: _____

Guest #4 Name: _____

Guest #5 Name: _____

Guest #6 Name: _____)

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: _____

Tenant's initials: _____

Owner's initials: 


City _____ State _____ Zip Code _____

Type of Credit Card: Master Card/Visa

Credit Card Number _____ Expiration 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 _____

Tenant's initials: _____
Owner's initials: 

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POLICIES AND INFORMATION

1. SECURITY/DAMAGE AGREEMENT

1. **Security Deposit.** A security deposit of \$ 600.00 will be reserved on credit card on record with the Property Owner, or Property Owner's designated agent (hereinafter referred to as "Owner"), in trust, as security for the performance by the Tenants of the terms under this rental agreement set forth following, and for any damages caused by Tenants, Tenants' family, agents and visitors (hereinafter collectively called "Tenants") to the premises or furnishings during the rental period. Owner may use part or all of the security deposit to repair any damage to the Unit cause by Tenants. However, Owner is not limited to just the security deposit portion of any security deposit amount and Tenants remain liable for any balance.
2. **Key Charge.** A \$ 35.00 fee will be charged to Tenants for failure to return any and all Unit related keys and/or gate access cards* (*if applicable). Such charge shall be deducted from the security deposit.
3. **Cleaning.** Tenants shall be responsible for any undue and/or unreasonable cleaning of the unit immediately subsequent to the Tenants' departure. A cleaning charge of \$65.00 per hour, with a one (1) hour service minimum will be assessed.
4. **Damage charge.** Any damage charges incurred by the Tenants not covered by the security deposit listed above shall be assessed to the credit card used to hold the reservation.

2. CHECK-IN/CHECK -OUT PROCEDURE

1. **Check-In.** Check-in time is 1:00PM on the day Tenant's scheduled reservation begins. No early check-ins absent prior consent of Owners. Upon arrival, Tenants will be given their key(s) and gate access card(s) (if needed), as well as any special instructions or updates that may be applicable to the Unit.
2. **Check-Out.** Check-out time is 11:00AM on the day Tenant's scheduled reservation ends. Any delay in check-out, absent prior consent of Owners shall result in Tenants being charged for another night's stay.

IV. USE AND ENJOYMENT OF UNIT AND PROPERTY

1. **Use of Premises.** Tenants shall only use the Premises as a residence. The premises shall not be used to carry on any type of business or trade, without prior written consent of Owner. Tenants will comply with all laws, rules, ordinances, statutes and orders regarding the use of the premises.
2. **Quiet Enjoyment.** Tenants shall be entitled to the quiet enjoyment of the premises, and Owner will not interfere with that right, as long as tenants do not interfere with those rights of other tenants.
3. **Smoking** Smoking is not allowed on the premises

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- 7. **Use of Grills.** Grilling is permitted only on the outside deck and electric grill is provided with the unit.

3. HOLD HARMLESS

Owner attempts to maintain the Units in the best of condition. Owner expresses no guarantees, express or implied, regarding suitability or fitability for any particular purpose. Owner does guarantee that appropriate repair and/or replacement will be performed as soon as possible under prevailing circumstances. It is Tenant's responsibility to immediately notify Owner of any issues that they incur during their stay so that the repair and/or replacement may be promptly taken care of. Owner is not responsible for any inconveniences for which Owner has no immediate control. These inconveniences may include, but are not limited to, the following: (i) breakdown of VCR's, hot tubs, saunas, and/or other recreational appliances or devices; (ii) power outages; (iii) adverse weather and/or road conditions; (iv) construction in the area; and (v) Units that are not decorated and/or accommodated to Tenant's individual tastes. Owner shall not be held liable, or otherwise take any responsibility, for any injuries that may occur to Tenant, and/or Tenant's invitee, that is caused or permitted to be caused by the intentional, unintentional, negligent, or careless acts of said Tenants, and/or invitees. By the written or electronic endorsement of this Agreement, Tenant agrees to forever hold-harmless and indemnify Owner from any liability and/or responsibility arising there from.

ENTIRE AGREEMENT. THIS AGREEMENT, COMBINED WITH ANY AND ALL COMMUNITY RULES AND REGULATIONS (IF APPLICABLE) SERVES AS THE ENTIRE AGREEMENT. NO ADDITIONAL PROVISIONS ARE EXPRESSED NOR IMPLIED. THIS AGREEMENT SUPERCEDES ANY AN ALL PREVIOUS ORAL AND/OR WRITTEN, EXPRESS AND/OR IMPLIED AGREEMENTS. UPON WRITTEN OR ELECTRONIC ENDORSEMENT, TENANTS AGREE THAT THEY HAVE READ AND UNDERSTOOD THIS AGREEMENT, AND ACCEPT ALL TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS, WITHOUT EXCEPTION

 Tenant's Name: _____ Date

Tenant's Address: _____

Tenant's City: _____

Tenant's Phone: _____

Tenant's Email: _____

Tenant's initials: _____
 Owner's initials: 