

Upper Hall Court Home- 3 bedroom /2 bath/sleeps 14 **164 Hall Court Stateline Nv** - South Lake Tahoe.

As seen on [MyTahoeEscape.com](http://MyTahoeEscape.com)

## Rental Agreement ~ THIS IS A NON SMOKING HOME

Karen 650-274-6508 Frank 650-642-7991 [karen@MyTahoeEscape.com](mailto:karen@MyTahoeEscape.com)

The Owner agrees to rent the selected property, to the Renter under the following options and conditions: This contract must be read and agreed upon by Renter, before payments received. The renter signing is responsible for his group's understanding the following agreement. The renter has 48 hours (unless otherwise negotiated) to also forward a copy of their driver license to the e-mail address posted to secure the rate and booking.

**BE SURE TO FORWARD: Photo of your Driver's License, Phone Number and Best Contact Email for contact during your stay. This contract will be later forwarded to you and must be email on to your group and [karen@MyTahoeEscape.com](mailto:karen@MyTahoeEscape.com) CCed to ensure group has read House Rules. I can then answer your group's questions and forward travel updates directly.**

### Check In after 4pm ~ Check Out before 10AM

**\*If there are no over lapping travelers, you will be offered early and/or late travel times.**

**\*\$10 per every 5 minutes for late Check Out - No Charge if CLEANING CREW HAS NOT ARRIVED AT HOME.**

**\*Please do not enter home early IF CLEANING CREW IS PRESENT. The interruption will reduced their quality of service.**

### BEFORE YOU RESERVE YOUR DATES: (Dates and rates are not guaranteed till confirmation to move forward)

**\*Notify homeowner if you will or will NOT be having any of the optional upgrades listed below, for a final rent subtotal**

**\*You must notify the home owners you want to reserve and wait for confirmation to move forward**

### UPGRADE OPTIONS BELOW:

**\* 10 or more guests - \$70 upgrade**

**\* PETS: 3 or less nights \$50+ ~ 4+ nights \$75+ one pet**

Cleaning crew pet complaints voids Security Deposit. Dogs being at the home without pet deposit paid, voids Security Deposit.

\*Security Deposit withheld for pets not noted on Rental Total.

\*You are responsible to bring what is needed to protection for furniture from pet hair/odor,

\*Due to the challenge in keeping fur off blankets and linens, pets are not allowed in the bedrooms.

\*Neighbor Complaints regarding pets (ex: Barking for hours) may cause (non refundable) your early departure.

\*Be aware there are coyotes in the area. They are smart and can be deadly to pets.

\*There are dogs in the neighborhood that may roam freely.

\*You are completely responsible for any expense due to pet situations. (Replacement of damaged items, Lawsuit expense involving your pet)

As much as we would love for you to bring your whole family/pets on vacation, we rather you choose another home.

### COMPLIMENTARY BEACH TOWEL OPTION:

Use our 14 BEACH Towels and **wash/dry them before departure**. Full Size Washer/Dryer in the home for your use.

**\*\$100 FEE from Security Deposit for leaving soiled Beach at departure.**

**\*COMPLIMENTARY SUMMER TIME AIR MATTRESSES USE in the attached garage.** Simply place items back as received at departure

2 Queen Air-mattresses and air pump, fireplace heater, storage beach with extra blankets, luggage rack, wall mounted clothing hooks.

TV with free streaming Movies normally able to be viewed

OR

**\$75** for us to sweep garage, roll out the carpet, Dress Air Mattress with fresh linens, confirm TV is working. You can leave linens soiled at departure

**\*\$75 FEE from Security Deposit for damaged air mattresses and/or blankets/garage furniture air mattress full with air, as received.**

**\*SPECIAL EVENT UPGRADES:** \*Small 25 or more Guest Events can be offered at this home for a fee of \$200- \$700 depending on property usage and size of your group. There is a lower deck with added seating and BBQ grill, added parking and more. There are town ordinances to follow to avoid city fines. The home owner must notified and Special Event Fee negotiated before arrival.

**A MINIMUM OF 25 YEARS OF AGE** is needed TO SIGN our Home Rental Agreement. Although it is most important how you respect your neighbors and how you treat the home, if there is any concern with the size of the party count being over the maximum group size, management will stop by to respect neighbor complaints and to avoid your group paying and type of legal town fees. Your occupancy will have to be no higher then maximum legal count (14) to avoid early departure without rental payment return.

**Maximum Occupancy** for 14 guests for this home. Accepting this contract gives permission for the home owner or person representing the home owner to do a head count if there is a concern of a neighbor complaint, safety OR City/legal fees that may be given to the home owner or anyone present at the home.

**KEYS:** You will be given a personal home entry key code for Guest Self Check In.

**\*SECURITY DEPOSIT MAY BE FORFEITED** with a lack consideration of cleaning tasks needed to prepare for our next group of guests.

Some reasons yet not limited to, damaged items, Broken Glass left unsafe, Vomit, Heavy Cooking Spills, Pet Hair Or Debris, Missing Items.

\*Not contracting to your group's reservation upgrades. Example: bringing pets or extra guests not contracted can void your Security Deposit.

**OUTDOOR CAMERAS** are not always reliable. Please lock your car doors and put personal items in a safe area.

**NON SMOKING HOME:** Evidence of smoking IN OR AROUND the home will forfeit your security deposit.

**UPPER HALL COURT HAS A LOWER UNIT:** Feel free to use the backyard and have children play anywhere around the home. There is a separate driveway and entrance to this lower unit.

**EXITING/CLEANING GUIDE LINES:** are on last page of this contract.

**\*QUIET HOURS:** Respect the neighbors and avoid City fines. "voices Travel". Outdoor conversation must be taken inside. 10pm - 8am Special Events may adjust guidelines with notice. These times are subject to change. City complains/fines are the responsibility of the renter.

**HOME RETURNED** in the condition it was received. Furniture moved must be put back in its original position. TV remotes in their original rooms (remotes are not interchangeable). Plugs back into original outlets. ADJUSTING Streaming TV Memberships will void your security deposit.

**DAMAGES:** A refundable \$300 security deposit will be required in advance of your stay, which will protect the Owner against theft from or damage to the property hereinafter referred to as "damages". Deposit will be returned 5 days after renters vacate property. Deposit may be applied by the Owner to correct damages and such act shall not prevent the owner from claiming monies in excess of the deposit for correction of damages. Renter agrees to provide the Owner with forwarding address prior to commencement of lease. Renter agrees to properly use and operate all furnishings, including electrical and gas appliances, plumbing fixtures, electronic home entertainment property, fireplaces, heaters, and all other items of whatsoever kind or nature provided during the term. Renter also agrees to leave the home so that no extraordinary house keeping will be required after departure. Renter understands their responsibility as occupant and accepts financial burden for any damages to property caused by the renter or their guests. Renter agrees to pay replacement value for items that are damaged or lost to theft during their stay, or for extra cleaning required.

**CANCELLATION:** Cancellations are fully refundable if cancelled 90 days or more prior to the date your rental was to begin. Cancellations made less than 90 days in advance will receive no refund. If the renter cancels and the owner is able to rent the condo for some or all of the cancelled days, the renter will receive a refund for the amount the days that the condo is rented. Early departure does not warrant any refund of rent or deposit. There are no refunds due to weather.

**MAINTENANCE & REFUNDS:** The Owner makes every effort to assure that appliances/devices in the home are in operational condition. Please report any problems as they are discovered. The owner will make every effort to correct the problem. However, at times we must wait for parts or outside service and therefore refunds cannot be made for inconvenience due to failure of appliance/devices.

**ATTITUDE:** Karen and Frank live most the time in Tahoe and can help with most challenges. We also have a 24 Hour Home Warranty Service in emergency. All contact numbers on phone chart on Refrigerator door.

However, please understand the benefits and disadvantages of a Vacation Rental Home. It does not come with the benefits of an on site front desk manager, concierge, handyman, and an optional of room change with something does not meet high standards. Incessant complaints will not qualify you for monetary compensation and by signing below you agree to this. There are steps we have taken to ensure a great visit and guests come back every year.

**2014 40 Gallon Water Heater** heats shower water fast. Conserve water when showering a large line of guests.

**WEATHER & WINTER CONDITIONS:** There will be no refunds due to inclement weather or power outages. Snow and or Ice removal is the responsibility of the Renter. ALWAYS CARRY CHAINS. The home does not have air conditioning as there are very few days in Tahoe above 80F.

**SUBLET:** Renter may not sublet residence or assign this rental agreement without written consent of the Owner.

**FIRE AND CASUALTY:** If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, the Owner may, at his/her option terminate rental agreement or repair damages.

**INDEMNIFICATION:** Renter releases the Owner from liability for and agrees to indemnify the Owner against losses, incurred by the Owner as a result of (a) Renter's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about rental or premises to renter's guest or licensees or such person's property; (c) Renter's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien or other encumbrance filed against renter as a result of renter's action. The undersigned, for himself/herself, his/her heirs, assignors, executors and administrators, fully releases, discharges and indemnifies the Owner of the property from any and all claims, demands and causes of action by reason of an injury or loss of whatever nature, including, but not limited to serious personal injury or death or property damage, which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy or use of the premises and agrees to hold the Owner free and harmless of any claim or suit arising there from.

**USE:** Rental shall be used as to comply with state, county, and municipal law and ordinances. Renter shall not use rental or permit it to be used for any disorderly or unlawful purpose or in any manner that may interfere with other resident's quiet enjoyment of their residence. Any misuse described above shall result in termination of Rental Agreement and no refund of any payments will be issued. Any fines received from Law Enforcement due to pet or guest associated with your group will be your responsibility.

**RIGHT OF ACCESS:** The Owner shall have the right of access to rental for repair and maintenance during reasonable hours. In the event of an emergency, the Owner or local manager may enter at any time to protect life and prevent damage to the property.

**Safety:** Never leave children unaccompanied outside or on the deck area. The terrain presents many hazards including wildlife, slippery stair after snow or rain, high decks, and fire danger. The home owner cannot accept responsibility for any injuries caused due to negligence or unsupervised children on premise.

**RELEASE OF LIABILITY:** The Owner shall not be liable for loss or damage to Renter's property of any type, for any reason or cause whatsoever. Renter agrees to indemnify and save and hold harmless the Owner and Tahoe or Summit Village Homeowners' Association from any loss, liability, damage or cost owners may incur due to occupancy of the property. Any disputes arising under this Agreement shall be mediated subject to the laws of the State of Nevada.

**ENTIRE AGREEMENT:** This agreement and any attached addendums constitute the entire agreement between parties and no oral statements shall be binding. It is the intention of the parties hereinafter that if any of this agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

**FAILURE OF THE OWNER TO ACT:** Failure of Owner to insist upon compliance w/terms of agreement shall not constitute a waiver of any violation.

**ATTORNEY'S FEES:** The guest(s) assume any legal fees resulting from or arising out of breach of this agreement. If any portion of this agreement is ruled by the courts to be illegal, it does not nullify those that are deemed legal.

\*Your rate is a combination of fees below. Not all fees will be applied.

\*Accepting this contract symbolizes the truth and understanding of fee agreed upon.

\*Accepting this contract gives the host the responsibility to pass on the contract to their group

**I have read the foregoing agreement and agree to abide by the above conditions, and accept responsibility for all guests listed in this agreement. (PLEASE FORWARD TO YOUR GUESTS .) I also verify information provided by me is accurate and correct.**

A COPY OF THE BELOW DOCUMENT WILL BE INCLUDED IN "CHECK IN/OUT DOC" AND WILL BE LEFT AT THE HOME FOR EASY CHECK OUT.

## CHECK OUT CHECKLIST

NAME: \_\_\_\_\_ 10 am CHECK OUT - DATE: \_\_\_\_\_

Initial each line as complete on your day of departure.

Late departure decreases deposit refund \$10 each 5 minutes if cleaning crew is present.

"DEPARTURE WALK THROUGH" CAN BE SCHEDULED, TO ENSURE YOU FULL SECURITY DEPOSIT RETURN.

**\*SECURITY DEPOSIT MAY BE FORFEITED** with a lack consideration of cleaning tasks needed to prepare for next group of guests. Some reasons yet not limited to pets without paid pet fee, damaged items, Broken Glass left unsafe, Vomit, Heavy Cooking Spills, Pet Hair Or Debris, kitchenware or beach ice chests not put away clean, Missing Items...

Due to history of missing items such as blankets & alarm clocks, we monitor inventory after each guest. There's a \$50+ charge for each for replacement.

**OTHER CLEANING GUIDE LINES** to avoid \$25+ cleaning charge per activity.

- \_\_\_\_\_ \*Wash and Dry BEACH Towels before departure
- \_\_\_\_\_ \*ALL KITCHENWARE (and ice chests) must be cleaned and putting them away. (can be left clean in dish washer)
- \_\_\_\_\_ \*BBQ Grill must be cleaned with each use OR will take 5 times longer for you to clean. Abused Grill will effect deposit.
- \_\_\_\_\_ \*TV RemoteS back on night stands - before you remove your sheets or they may get lost in bedding . :O)
- \_\_\_\_\_ \*Bring soiled colored/printed sheets & towels next to the washer/dryer  
-DO NOT REMOVE ZIPPERED WHITE MATTRESS/PILLOW PROTECTORS or BLANKETS from bedrooms.
- \_\_\_\_\_ \*Bring all garbage to large garbage "Bear Box" next to the Driveway
- \_\_\_\_\_ \*Furniture inside and out side are placed back as found at check in. (Do NOT pull up blinds- broken blinds will effect deposit)
- \_\_\_\_\_ \*All pet hair/debris removed within & AROUND premises. (Lint brush in the peninsula kitchen drawer.)
- \_\_\_\_\_ \*DVD placed in FULL DVD library as received.
- \_\_\_\_\_ \*Any Electronics set up/pluged in as you found them. DO NOT LOG INTO YOUR APP ACCOUNT ON THE HOME TVs
- \_\_\_\_\_ \*Double check closets, Outlets and under beds for forgotten items.  
\*Items left behind will be saved for your pick up. We are unable to box, and go to Post Office to pay for shipping if items left behind.
- \_\_\_\_\_ \*Tip donations are fully contributed to cleaning crew. Place tips on top of pillow top to ensure us, it was not left behind by mistake.
- \_\_\_\_\_ \*Adjust THERMOSTAT before departing (65 winter and Off during the summer)
- \_\_\_\_\_ \*LOCK DOOR - adjust deadbolt on INSIDE of door to Locked position.