

Tahoe Townhouses

800 Paru Street, Alameda, CA 94501

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Website: [www.tahoetownhouse.com](http://www.tahoetownhouse.com) – Email: [randyreed@alamedanet.net](mailto:randyreed@alamedanet.net)

I, \_\_\_\_\_, hereinafter referred to as GUEST, have entered into an agreement with Randall Reed, hereinafter referred to as OWNER, to rent the vacation rental property at:

\_\_\_\_\_, known as \_\_\_\_\_

Guest has made a payment of \$ \_\_\_\_\_ for a \_\_\_\_\_ night rental period arriving on \_\_\_\_\_ and departing on \_\_\_\_\_. Guest still owes the amount of \$ \_\_\_\_\_ and must pay this by \_\_\_\_\_. Guest understand that the above charges include a refundable \$300 security deposit, a \$135 cleaning and hot tub service fee, and 10% Douglas County Occupancy Tax.

This contract is valid and binding up to 15 days after my rental period has expired.

Guest understands that the damage/security deposit will be held for up to 2 weeks after my departure and then refunded if there are no violations to the terms in the confirming email with links to the above website. Guest agrees that they will be responsible for any damage or loss to unit inventory, damage or loss to the unit itself, excessive cleaning, or excessive hot tub cleaning. Owner will provide invoices of repairs if necessary. Guests are asked to “tidy up” after themselves and to leave the unit in the same condition in which it was found. Routine housekeeping includes linen change, kitchen and bathroom cleaning, and vacuuming. One basic inspection and cleaning of the hot tub is also included in the rental rates. Guest has read, understands, and agrees to the conditions listed under Section 5.40.090 of Chapter 5.40 of the Douglas County Code (viewable on above website).

Guest holds that all information given is accurate and legal. Guest understands that by signing this rental contract they agree to the cancellation, damage, check-in and check-out policies, and the conditions listed under Section 5.40.090 of Chapter 5.40 of the Douglas County Code in the confirming email with links to the above website, and guest will be billed appropriately if these policies are not followed. Guest also understands that their party will not exceed the maximum number of people allowed in each property - 10 maximum at Cascade and 12 maximum at Snowbird and Rubicon. Guest agrees to take full responsibility if the Sheriff is called due to neighbor complaints of excessive noise or other complaints. Owner holds no responsibility over the latter. Guest also understands that they will be charged a minimum of \$100.00 if the Sheriff or Lake Village security is called. Aside from the \$100.00 penalty, guests may be subject to owner's loss in rental, fines, and attorney fees. The latter will apply if Douglas County revokes the owner's rental licenses or shuts down owner's rental properties due to guests' continuing violation of Douglas County Chapter 5.40.

► This agreement MUST be sent back with or before your final payment.

Guest Name:

\_\_\_\_\_

Guest Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Country \_\_\_\_\_  
/ / / /

Home # \_\_\_\_\_ Business# \_\_\_\_\_ Cellular# \_\_\_\_\_ Email Address: \_\_\_\_\_  
/ / /

X \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

X \_\_\_\_\_  
Please PRINT name \_\_\_\_\_

<p><b>Payment Methods:</b></p> <ul style="list-style-type: none"> <li>• Credit Card</li> <li>• <a href="http://www.paypal.com">www.paypal.com</a> (use owner's email address as the account name)</li> <li>• Check</li> <li>• Bank Transfer</li> </ul>	<p><b>Where did you find us:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Craigslist</li> <li><input type="checkbox"/> GreatRentals.com</li> <li><input type="checkbox"/> VacationHomeRentals.com</li> <li><input type="checkbox"/> VRBO.com</li> <li><input type="checkbox"/> Goggle Search</li> <li><input type="checkbox"/> Other _____</li> </ul>
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