

# Short Term/ Vacation Property Rental Rules & Regulations

## ZF Properties, LLC

License #: 21449290

Goodyear, AZ STR #0000023

[zfvacations@gmail.com](mailto:zfvacations@gmail.com)

(971) 563-8781

1. **POOL AND HOT TUB USE:** No lifeguard on duty. Swim at your own risk.
  - Pool is approx. 4' deep on both ends and 5' deep in the middle.
  - Pool may be heated or chilled for an additional \$50 per day, invoiced separately. If you choose to heat the pool, it must be heated for the entire length of stay.
  - NO RUNNING, JUMPING, OR DIVING INTO THE POOL
  - ABSOLUTELY NO GLASS in the backyard at any time. House is equipped with plastic glasses and dining ware for patio areas.
  - Doors leading to the pool area are equipped with self closing hinges and dual action door knobs. DOOR KNOBS AND SELF CLOSING DOORS ARE NOT TO BE MODIFIED. Doors have an additional ring chime device installed and renter is aware the door ring chime device is user activated.
  - Renter is aware there is no separate pool barrier device and/or protective cover installed and may pose a drowning risk to small children. Renter accepts full responsibility for supervision and/or liability of occupants.
2. **LIMITED OCCUPANCY:** Occupancy is limited to a maximum of 12 persons. Minimum rental age is 30 years old. If maximum occupancy of 12 persons has been breached, the Manager reserves the right to evict the entire party with no refund.
3. **QUIET HOURS: 10:00 PM - 7:00 AM, noise should be kept to a minimum.** The house is located in a residential community. Any noise that leads to police or security response may lead to fines and/or eviction payable by renter.
4. **NO HOUSE PARTIES:** Gatherings above the occupancy limit, bachelor/bachelorette parties, weddings or any other large gatherings are prohibited without first obtaining Manager written consent. VIOLATION WILL RESULT IN EXCESS OF FINES OF \$500 AND IMMEDIATE EVICTION FROM PREMISES WITHOUT REFUND.
5. **GENERAL HOUSE RULES:**
  - **NO PETS ALLOWED ANYWHERE ON PREMISES.**
  - **NO SMOKING PERMITTED INSIDE THE HOUSE.** The interior of the house is smoke-free. The courtyard and backyard are designated smoking areas. Please make sure all exterior windows and doors are closed prior to utilizing these areas for smoking. Smoking related garbage will be assessed with an extra cleaning fee if not properly disposed prior to checkout. Smoking prohibited on putting green/artificial turf surfaces.

- Renter agrees to pay ZF Properties, LLC for any damages to structure, furnishings, household items or pool damages that are determined to be abuse or neglect and/or violation set forth in this contract. Renter will be responsible for payment of any additional cleaning and/or damages incurred due to Renter's occupancy.
- Accidents happen, so please communicate if something breaks. There may not be a charge for small items, but it's good to know so management may replace or fix items..

Thank you for choosing ZF Properties. The house is lovely so please enjoy, have the vacation of a lifetime and if there is anything management can do to make your stay more enjoyable please reach out and ask.

Renter Name \_\_\_\_\_

Renter Signature \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

Phone \_\_\_\_\_

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