

1. **CHECK-IN TIME IS AFTER 4:00 P.M. PST AND CHECK-OUT IS 11:00 A.M. PST.** No early check-in or late check-out unless arranged in advance. This agreement does not create a tenancy or residence for you; **your party are guests.** You agree to depart on the agreed upon date and time noted on the Agreement.
2. This is a **NON SMOKING** property. **No smoking, incense, candle burning or open flames anywhere on property.**
3. **PETS** are not permitted unless otherwise agreed to per Agreement. Guest/renter agrees to indemnify, hold harmless, and defend property owner against all liability, judgments, expenses (including attorney's fees), or claims by third parties, for any injury to any person, illness or casualty to pet, or damage to property of any kind whatsoever caused by the renters' or renters' guest's pet(s). **NO DOGS OVER 50 POUNDS and NO CATS** unless otherwise agreed to. Pets are **NOT ALLOWED** to be left unattended in the yard.
4. **Not rental to students or singles under 25 years of age unless accompanied by an adult guardian or parent.**
5. **DAMAGE/RESERVATION DEPOSIT**- A reservation deposit is required (see rental Agreement). This must be received within two (2) days of booking the reservation. The deposit is refundable within (14) days of departure less cleaning fee and bank transfer fees (if any), provided the following provisions are met:
 - a. No damage is done to unit or its contents.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in outside trash cans and soiled dishes are placed in the dishwasher.
 - d. Two (2) keys are left in house & one (1) key is left in the lock box & house is locked; **lost keys: \$225 each** (cost of locksmith to change locks). **Total of three (3) keys provided - confirm upon check in and contact immediately if not.**
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. The renter is not evicted by the owner (or representative of the owner) or local law enforcement.
6. **PAYMENT** - An advance house rental payment is required 60 days prior to arrival. Acceptable payments are through AirBnB, VRBO, Venmo, or PayPal payments with applicable additional convenience fee - fees vary and deducted from final deposit. The advance payment is not a damage deposit. **Regardless of platform for all credit card transactions the following will be required: Image of driver's license or passport of credit card holder.**
7. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel sixty (60) days prior to check-in. Changes that results in a shortened stay must be made at least 45 (45) days prior to check-in.
9. **MAXIMUM OCCUPANCY-**
10. **OCCUPANCY** - The house can not be sublet. Any reservation obtained under false pretense will forfeit the rental payment and deposit and will not be allowed occupancy.
11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the house, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the house. Beach towels are provided and may be taken from the house but must be returned and washed, dried and folded.
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. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **QUIET** - The house is in a residential neighborhood. Guests must behave respectfully of the property and with regard to noise. **Quiet hours 10:00pm to 9:00am. Please consider these issues before reserving the time.**
18. **REPAIRS** - Guests are required to immediately notify owner of any problems associated with the premises. Owner will make reasonable effort to remediate the reported problems. No refunds given for inoperable appliances or furnishings.
19. **ENTRY** - Guest privacy is of utmost importance. Guest agree owner may enter the premises for maintenance or other purposes deemed necessary with prior notification. Exterior of property may be maintained while guests are present.
20. **Good Neighbor Policy** - By signing the Agreement guest acknowledges receipt of and agrees to abide by the City of Oceanside's Short Term Rental Good Neighbor Policy (GNP) - see GNP attached.
21. **Guest/renter agrees to indemnify, hold harmless, and defend property owner against all liability, judgments, expenses (including attorney's fees), or claims by third parties, for any injury to any person, illness or casualty, or damage to property of any kind whatsoever caused by the renters' or renters' guest's.**

The following is required: image of driver's license or passport of the credit card holder who made and paid for the reservation. Please text images of the card holder's driver's license or passport to the number above and email the agreement. Once received, the reservation will be confirmed.