

696 Lakeshore, Incline Village, NV Rental Agreement



696 Lakeshore, Incline Village NV HomeEscape.com 55062263

Please fill out the bottom of the form and fax back to 702- 367-6363 or email to marydreamlv@gmail.com or Email billdreamlv@gmail.com

Arrival Information:

Thank you, for renting our home. The check in time is 4:00 PM and the checkout is 10:00 AM. You may stay later if you notify us and receive permission to do so. Sometimes, we have back to back rentals and need the time to clean, otherwise we will accommodate you in any way we can. There is a silent alarm on the property. You may cancel your reservation any time before 30 days prior to your visit and we'll send your deposit back minus your cancellation fee. Minimum age to rent is 24 years old. There will be a \$200.00 cancellation fee for doing so. We do not refund any money within 30 days of arrival. We understand that from time to time there is extreme weather and poor snow, and these conditions may cause you to want to cancel your stay. You may pay an additional \$25 per day rental premium (which covers your entire reservation) if you want the option to cancel anytime. You may notify us by fax or email with confirmation of your cancellation. Please include the premium rent upon booking the home if

you want the option to cancel. You will not be able to occupy the home until your check or credit card clears the bank. All fees must be paid 30 days in advance of your stay and are not refundable unless you option the premium. We will try to call you 30 days prior to charging your account to let you know we are charging your credit card. If we cannot contact you at your last contact number, you agree to allow us to charge your card until you notify us of your intentions, thereby assuring your reservation.

Electronic equipment:

One thing we would like to stress. Our TV and audio video equipment is presently hooked up correctly. If you change modify or otherwise tamper with the wires and cables you will be charged to re-hookup the equipment the original way. We also have Wireless internet hookup. If you find that darn thing is not working please give us a call before you call the cable company. There is a remote on the fireplace that controls the flame. Just one click should turn it on. Please do not let your children take the batteries out of the controllers for their ipods etc...If you arrive at the house and you find the house is not cleaned to your satisfaction, please do not move your things into the house before you call us so we can call the cleaning service to remedy the problem. We have had a few people who have complained about the littlest things and did not give us a chance to make it right. If you are not satisfied with the cleaning let the cleaning service make it right. We will not refund any money to renters because of cleaning issues. We will remedy any cleaning issue. If you check in prior to 4:00 pm or leave after 10:00 am without permission you will forfeit any claim for cleaning and we will charge you any additional cleaning if necessary for the new tenant. The cleaning people need all six hours to clean the house. There will be no refunds for any reason after 30 days prior to occupying our home for any reason except your deposit. To operate the TV so you can watch the DVD you must push the TV/VCR button to turn the TV into a Video Screen.

WIFI and Smart Home:

We do have WIFI and the code is located inside the house. When you get there give us a call and we will give you the code. It is all wireless and works in any part of the house. We also have one smart thermostat that is turned on so that all of the other thermostats located in each room, will work. We can also turn on and off the fireplace and the Hot tub remotely. So if you ordered the hot tub and/or the fireplace in not working, give us a call and we can activate them.

Golf Cart:

We have provided a golf cart for our guests as an option. For an additional \$75.00 you may use the golf cart to go down to the beach only. This cart is not to be used for street use. You may use it at your own risk. We will not be responsible for any liability if you use it. The key is in a lock box and all you need to do is call us if you want to use it. Please put the key back in the lock box when you are finished with the cart. If the key is missing we will have to deduct from your damage deposit, an additional \$100.00 for losing the key and re-keying cart.

No Smoking:

Please no smoking in the house. Thank you. If you smoke in the house we think that it is fair that you agree to forfeit your damage deposit.

Other:

No special arrangements are needed for jet skis and boats to be parked on the property. However, we will have to be notified 30 days prior to your arrival so we can get the necessary permits and cards for launch. Some of the window cranks may be difficult to open or close due to prior renters tampering. Please close the windows carefully and do not force the windows in any way. Notify us of any windows that do not operate properly. The Hot Tub is available for \$50 dollars more for your stay. We empty the water and refill the Hot Tub every time it is used and supply it with new chemicals. We do supply bedding and toiletry items such as soap and toilet paper. However we only supply enough for a couple of days. If your stay is longer you might want to bring some extra paper and soap. The laundry or dishwasher soap is not included. There is no front desk so if you have a problem we will be delighted if you call, but please realize there is not much we can do from Las Vegas. We do have people up in Tahoe that we can count on in an emergency. Also before we forget, there are cameras installed on the outside of the house facing the backyard. This allows us to see the snow level and the condition of the Landscaping to make sure the driveways stay clear and the maintenance is complete.

Beach Passes:

Incline Village has one of the most exclusive beaches in the country. The residence of Incline Village own the beach and the beach is governed by the IVGID. (Incline General Improvement District) They do charge a fee to get on the beach from \$6 to \$12 per day. You will need our permission to be able to pay to get on the beach. We will have the beach permission passes located on the counter of the kitchen when you get there. These passes allow you to pay to get on to the beach. **There is no free access to the beach. We do not include free passes to the beach.** But if you do not have the permission passes from us, you will not even be able to pay to get on the beach. After you pay their fee they will give you a wrist band that will be good for the whole day. You can enter any beach with this wrist band.

Sleeping arrangements:

The home sleeps 9 people but if you bring more than 9 people, there will be an extra charge of \$25 per person per night to pay for additional utilities and cleanup. We do have mattresses in the closets but

there is no bedding for these extra mattresses. So you might want to bring some extra blankets or sleeping bags. **If you bring more than 14 people in the large house or 9 people in the small house please enclose \$25 per person extra per night for cleaning, wear and tear.**

Extra charges:

As renters you need to know that you will assume responsibility for all damage that may occur to the house and surrounding property. We will pre-approve your credit card for an amount listed above to pay for any damage that may occur during your stay. If there is no damage other than normal wear and tear, you will receive your deposit back within 10 days of your departure. Photos of the entire home (prior to your arrival) are available upon request. If this is agreeable to you and your guests, please sign this letter of confirmation and fax it back to 702-367-6363 (home FAX). To obtain a key to our house or the code for the garage, call Bill one week before check in as the code changes. **You cannot, by ordinance, use our house for a wedding or any type of reception or party.**

Pets:

An additional pet deposit of 500.00 (payable in advance) plus a \$50 dollar charge is necessary for any pet you may want to bring to the house which is non-refundable. No cats please. If you are going to bring a dog please add \$500.00 plus the \$50 charge to your balance upon booking amount. When the dog is left unattended or when you retire for the evening we request that you kennel your dog so there won't be any accidents. **Owners initials** _____

If you bring your dog without first paying a deposit, we will sadly take your \$1000.00 deposit to help pay for cleaning. Only two dogs are allowed.

Deposits:

All deposits will be sent back to the account in which we received them. If you use VISA or Master Card we will credit your Card within 30 days. (usually 3 days). If you go on line and don't find your credit you may not find the transaction. You must call the number on the back of your card for credit verification because they do not show the credits on line. This has happened a couple of time only for our renters to call us back and apologize because they didn't call the Credit Card company first. Thank you for renting our home and we know you will take good care of it. Bill and Mary O'Donnell You can see our rentals at HomeEscape.com #'s 55062263 and 96583238

Notes _____

Credit Card information:

We do accept credit cards for the protection of our guests. Please do not put any credit card information on this document as it will be most likely sent back through the internet for processing. All credit card information shared will be through a phone call.

Check here if you want to use the Hot Tub _____ add \$50 onetime charge.

Check here if you are going to bring a dog _____ add \$50 per dog

Check here if you are going to use the golf cart _____ add \$75

Check here if you are going to have more than 14 people in the home _____ \$25 per person

Please call Mary at 702-340-6279 with your credit card information as we cannot book the home until we receive your deposit. Our home is on a first come, first serve basis and even though you call and tell us you want to rent our home, you will not be booked until we receive your deposit. We have had several situations when someone has said they were going to book it and didn't get back to us until after it was booked to someone else. We are sorry about that, but we cannot hold our home open for someone who might not ever get back to us.

Cost information:

Room Rate _____ Times the number of nights = _____ = Rent \$ _____ plus

A \$200 cleaning fee

Deposits are \$500 for the house + \$500 for the pets = \$ _____

Total of vacation costs and deposits. = \$ _____

All deposits are refundable with no damage. You need to send us a check or phone in credit card information for the deposit to reserve your vacation and the balance 30 days prior to arrival. Mary and I cannot guarantee our home will be available until we receive your deposit. Check in

date: _____ Departure date: _____

<http://www.Homeescape.com>

Signature of Guest X _____