

(We), the undersigned, renting 44760 Adam Ln Temecula, CA 92592 for corporate short term rental, agree to the following.

1. I (We) are responsible for full payment for the entire rental period: a \$1,000 Deposit is due with the return of this Agreement to hold dates, and the Balance of the rent being due 30 days prior to occupancy. Payments must be made by check, money order, or Accepted Credit Card. Upon your arrival, the \$1,000 per house security deposit converts to a damage deposit and will be mailed/credited to you within twenty (20) days of your departure as long as the following provisions are met, no linens or household items are missing/damaged, pool has not been heated, no additional unauthorized guests are on the property, the house has not been smoked in, and the house is as clean as you found it. There is an additional charge for early check-in or late checkout. Reservation is not confirmed until the Rental Agreement has been returned and the Deposit cleared when due.
2. If I (We) cancel our reservation after it has been confirmed, the Owner will make every attempt to re-book My (Our) reservation. If the reservation is re-booked at the same rate, I (We) will be refunded 90% of the Total funds paid. If the reservation cannot be rebooked I (We) understand that the moneys paid may not be returned.
3. If I (We) do not personally inspect the premises prior to signing this Agreement, I (We) agree to accept the rental property upon arrival, provided it meets the basic description as listed on the Rental Websites. In Addition, I (we) agree that we will not be entitled to a refund or rent money, nor relocation to another property, and will have no claim or recourse against the Owner, Property Management, etc.
4. I (We), our guests and visitors, **agree to not smoke in the house, on or near the property.** Nor bring on to the premises any pesticides, cleaning products, aerosol sanitizers, air fragrances etc. Also that there will be no loud or large parties in the house or on the premise. That all listed previously will maintain the premises in good order and appearance and conduct themselves in a manner inoffensive to the neighbors. Will adhere to Wine Country quiet hours starting at 10 pm and ending at 7 am seven days a week.
5. I (we) our guests and visitors, agree that any drug use on the property, or any disturbance, annoyance, endanger, or inconvenience of the neighbors; or use the premises for any immoral or unlawful purposes, or violate any law or ordinance or commit waste or nuisance on or about the premises will immediately terminate our occupancy and rental agreement of these premises.
6. Owner or Owner's Agent may enter the premises immediately in the event of an emergency, in order to perform necessary repairs and/or maintenance; and with 24 hours notice, for normal maintenance or to show a prospective renter.
7. Occupancy (including small children, infants and visitors) is not to exceed max amount allowed per location without prior permission from the Owner, Managers. If more than the maximum number is found to be occupying the leased property, I (we) agree that a charge of \$100.00 per person will be made to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit moneys due. Additionally, this Agreement may be immediately terminated without refund. Facilities fee will apply for more than authorized guests/visitors on premises at any one time. Fee is based on number of guests on premises.
8. Renters are NOT allowed to have pets on the premises.
9. I (we) shall be responsible for all damage, breakage and /or loss to the premises, except normal wear and tear and unavoidable casualties (deemed by Managers of Property) which may result from Occupancy. I (we) agree that all pipes, wires, glass, plumbing, household contents, etc., other equipment and fixtures will be in the same condition as at the beginning of our stay, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty only exception. The property will be inspected prior to my (our) inhabitants and when I/ We depart. Otherwise, I (we) agree that repair costs for any damages may be posted to my (our) credit card, or, if I (we) are paying by check or money order, I (we) will promptly submit the moneys due for full cost of replacement/ repair.
10. I (we) acknowledge any loss and /or damage to the house/ Property will result in a charge for replacement value to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit the moneys due.

No more than (6) Petite Syrah occupancy without additional fee of \$100.00 per person per night. A facilities fee will be charged for exceeding authorized total of guests or visitors on the property at any one during the rental period. Please see published rates for additional guests/visitors facilities fee.

Number of Adults _____ Number of Children _____

Rental Fee: \$ _____ due 30 days prior to check in date. Deposit: \$1,000.00 per house due at time of booking to hold reservation

Total Due: \$ _____ approx.

Rental Fee + \$1,000.00 per house deposit (refundable within 20 days of check out –damages/missing item) + cleaning fee of \$200.00 per house. This Agreement must be returned with deposit to hold reserve date desired.

Initials _____

11. I (we) agree to indemnify and save Owner and Property Managers harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by me (we) guests or invitees. Also from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the apartment or premises.
12. The Owner shall provide utilities, furniture and fixtures, lines and towels. BRING PAPER GOODS. Although we try we can't guarantee the guests before you left paper towels and TP!
13. Prior to vacating the house, Tenant is responsible to remove all trash and recyclables, ensure all dishes and cookware are clean and put away, and return any furniture that was moved to its original position. Beds should be "stripped", linen and towels should be "piled" in laundry room when you vacate the house, all garbage should be emptied into outside trash can.
14. Owner shall not be liable to Tenant, Tenant's guests, licenses or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Tenant shall hold Owner and Managers harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the premises, parking lot, or community and from or against any omission, neglect, or default of Tenant, his guess, licensees or invitees. This Agreement may not be assigned or the property sublet, and is for the Tenant's use only. No changes to, or changing of locks of the house / premises are permitted. I /We will not use premises as a location for amateur or professional film/video without prior consent and arrangement with property managers/ owners.
15. Additional facilities charge will be applied for more than 6 unauthorized total guests on property.

Signature: _____ Date _____

I agree to the terms and conditions of this rental agreement and by signing below I agree I have read it completely

We look forward to your visit. We hope you will enjoy your stay!!!!

If there are any special requests, please let us know so we can help make your stay memorable.

Thank You

