

## RENTAL AGREEMENT

1. Check-in time is at or after 3:00 p.m. PST and check-out is before or at 11:00 a.m. PST. No early check-ins or late check-outs.
2. This is a NON-SMOKING unit. If any evidence of smoke is found in this unit, you will receive NO refund of damage deposit.
3. NO PETS are permitted in rental unit or in the North Coast Village complex under any circumstances. NO EXCEPTIONS. If any evidence of a pet(s) is found in this unit or on the premises, you will be asked to vacate immediately with no refund of rent or damage deposit.
4. We will not rent to vacationing students or singles under 24 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT – A damage/reservation deposit of \$500.00 is required. This must be received at time of booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within 14 days of departure, provided the following provisions are met.

You are responsible for any and all damages that occur to the property or its contents by you or any other member of your group, individually or collectively, while you are the registered occupant of the property.

- a. No damage is done to the unit or its contents including the linens.
  - b. No items are missing upon the inventory check.
  - c. All debris, rubbish, and discards are placed in the trash collection area.
  - d. All soiled dishes are placed in the dishwasher and cleaned.
  - e. There was no exceeding the maximum occupancy of the unit (4).
  - f. There was NO smoking or evidence of smoking in the unit.
  - g. NO early check-in or late check-out.
  - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by North Coast Village.
6. PAYMENT – The balance is due 30 days in advance of arrival or at time of booking. Please make payment through paypal.
  7. CLEANING FEE – An \$85.00 cleaning fee will be added to the rental balance.
  8. SALES TAX – 10% San Diego sales tax will be added to the rental balance.

9. CANCELLATIONS – Full refund if able to rebook at same rate and period or 60 days prior to arrival, less \$50.00 cancellation fee from reservation/damage deposit. 50% of the deposit is forfeited if cancellation occurs after 60 days prior to arrival and 100% of the deposit is forfeited if cancellation occurs after 30 days prior to arrival. No refund of rent if unable to rebook. All cancellations must be made in writing (e-mail acceptable).
10. MAXIMUM OCCUPANCY – The maximum number of guests is limited to four (4) persons. Penalty for violating maximum occupancy provision - In the event lessee allows the premises to be occupied by more than four (4) persons, lessee shall be responsible to pay lessor the sum of \$100.00 per person in excess of four (4) persons per day for each day the lessee allows the premises to be occupied by more than four (4) persons.
11. THIS PROPERTY REQUIRES A 3 DAY/2 NIGHT STAY. Longer minimum stays will be required during summer and holiday periods. If a rental is taken for less than two nights, the guest will be charged the two night rate.
12. NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily housekeeping service is not included in the rental rate; however, it is available at an additional rate.
13. 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.
14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
15. CHILDREN MUST BE SUPERVISED AT ALL TIMES IN THE POOL, SPA AND RECREATION AREA. Owner assumes no responsibility for any accident or injury in connection with such use. Persons using the pool agree with the owner for and in consideration of the use of the pool, to make no claim against the owner for or on account of any loss of life, personal injury, or damage to or loss of personal property.