

# VACATION RENTAL CONTRACT:

## **PARTIES:**

Gary Tjader, 1383 Garthwick Drive, Los Altos, CA 94024, Landlord, and

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_, Tenant.

**PROPERTY:** 106 Tahoma Ave, Tahoe City, CA 96145

## **RENTAL TERM:**

The rental term is for the nights of: (month) \_\_\_\_\_, (day) \_\_\_\_\_, 20\_\_\_\_

through the night of: (month) \_\_\_\_\_, (day) \_\_\_\_\_, 20\_\_\_\_. Check-in time is 4:00 PM of the first night and 11:00 AM after the last night. Extended hours may be available per discussion with Landlord. A Late Departure fee of \$25.00 per hour may be assessed and payable for each hour tardy beyond the checkout time.

## **RENTAL AMOUNT:**

The total rental amount is the rent, cleaning fee, pet fee (if applicable), and tax:

Rent: \$ \_\_\_\_\_ + Cleaning: \$ \_\_\_\_\_ + Pet \$ \_\_\_\_\_ + Tax: \$ \_\_\_\_\_ = Total:  
\$ \_\_\_\_\_

## **TAX:**

Placer County Transient Occupancy Tax (aka Hotel Tax) is required on rentals of less than 30 days. The county requires us to tax the rental amount plus the cleaning fee.

10% X \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
tax rate rent + cleaning tax

## **DEPOSIT:**

Tenant agrees to pay Landlord a security deposit of 20% of the Rent Amount or \$200, whichever is greater.

Deposit amount is: \$ \_\_\_\_\_. Said deposit is due within seven calendar days of the reservation entered date. Deposit amount is refundable subject to cancellation

fees, late departure, key return, gate card return, damage repairs, theft, and missing items. See Deposit Refund Terms below.

Missing recreation gate card or cards are charged at \$100.00.

**Total Amount:**

Rental amount \$ \_\_\_\_\_ + deposit \$ \_\_\_\_\_ = Total Due \$ \_\_\_\_\_

**PAYMENTS:**

Rental Amount is due 30 days prior to the first day of the Rental Term:

Checks are payable to Gary Tjader. Returned checks are subject to a \$25.00 processing fee.

**CANCELLATIONS:**

A \$30.00 administration fee is charged for canceled reservations. The balance of deposit and rent are refundable if another tenant is secured for the same period. 50% of rent and zero deposit are refundable if no tenant is secured for the same period. Refund is payable when new tenant is secured or when the reserved date has passed.

**OCCUPANCY & VEHICLES:**

Tenant agrees that: 1.) There shall be no more than eight (8) overnight occupants and no more than four (4) overnight vehicles on any given night during the Rental Term. 2.) A penalty equal to the Deposit Amount is payable if occupancy exceeds allowed quantity on any given night. Said penalty is in addition to the Deposit. 3.) Verification of occupancy is accepted from the Landlord, Landlord's representative, or sheriff's department.

**TERMS OF USE:**

Tenant agrees to abide by the following: 1.) No loud music or voices emitting from the property later than 9:30 PM. 2.) Locked closets are owner's private storage are not to be disturbed by Tenant. 3.) Occupants shall behave in a safe and normal manner. 4.) Occupants shall apply Ice Melt (supplied by owner) to the footpath and driveway during freezing conditions. 5) Occupants shall not smoke indoors. 6.) Occupants shall abide by the Dollar Point Home Owner's Association rules when using the recreation facilities.

**PETS:** The following pet(s) are allowed by Landlord:

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A pet fee of \$35.00 is added to Rent Amount, if there is a pet, for extra cleaning. A fee of \$35.00 will be accessed for the presence of pet(s) not listed above. Tenant agrees to abide by Dog Rules attached and Placer county leash law, *"Your dog must be on a leash when you are off of your property. When your dog is on your property you must be in the immediate presence of your dog or your dog must be confined to your property."* A fenced yard is provided as a convenience, however, there is no claim that it is sufficient to retain the dog. It is tenant's responsibility to inspect the fence and gates upon arrival and judge if they are sufficient to hold the dog. Tenant agrees to supply Landlord with proof of homeowner's or renter's insurance with final payment.

**DEPOSIT REFUND:**

The Deposit is refundable by check two weeks after check-out inspection by Landlord's representative. The deposit refund may be reduced due to any of the above occurrences at the rates stated above, or by items not completed on the check out list.

**HOLD HARMLESS:**

Landlord shall not be obligated to Tenant for any loss incurred by Tenant from acts, actions, or events beyond the Landlord's control. Specifically, weather, loss of power, acts of terrorism, accident, natural disaster, illness.

Lost or forgotten items in or on the property are the responsibility of the Tenant. The Landlord shall not be responsible for their value but shall endeavor to retrieve them and return them at Tenant's expense.

SIGNED:

\_\_\_\_\_

Landlord Tenant

Print: Gary Tjader Print: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_