

Rental Application and Agreement

The below signed Landlord and Tenant hereby agree to the following rental terms of the property located at 129 Ponderosa Drive, Zephyr Cove, NV.

1. Rent and occupancy shall commence on _____
and will continue through 10:30 am on _____.

Entire rent	_____
Cleaning/linen service	_____
Hot Tub Service	_____
Sub Total	_____
10% bed tax	_____
Grand Total	_____

We also require a security deposit to be secured on a credit card a minimum of five (5) days prior to your arrival. (Please clearly write credit card# in space provided below.) Sorry American Express Cards are not accepted. This is not a charge! However, we do contact the credit card company and put a hold on the card for the determined security deposit which is good for 30 days. This will be used in the event of damage, theft, and/or additional cleaning needed after your departure and/or any other violation of rules. A \$500 reservation deposit is due upon booking to hold the dates of your reservation. Please deduct this amount when sending in your balance which is due 1 month prior to your arrival dates. One half of said deposit will be forfeited if a reservation is cancelled.

2. You must be 21 or older to rent. Premises are rented to _____ adults and _____ children (under the age of 12 considered child). Undisclosed occupants will be subject to a \$50.00 per night fee plus possible forfeiture of security deposit.

3. Tenants and guests agree to pay rent for each day over the rental period if they fail to surrender all property keys in their possession or to remove personal belongings.

4. Tenant and guests agrees to waive all claims to damage or injury while on premises.

5. Tenant and guests agree to maintain and keep, at his sole expense, the premises, furniture, and equipment, including plumbing stoppage from negligence. Upon arrival, promptly report any damage to the rental property, its contents or mechanical failures. If not reported, you could be liable.

6. Tenant and guests agree to leave the premises clean and undamaged before vacating.

7. Any cleaning expense over 2 hours, damage, rental loss or legal fees in excess of the deposit will be promptly paid by the tenant.

8. Unclaimed belongings will be held for 30 days by management before disposal.

9. Tenant and guests agree to have no pets on premises.

10. There is a hot tub on the premises. Tenant and guests agree to waive all claims to damage or injury while using hot tub. Do not use hot tub while drinking alcoholic beverages or while pregnant. Please do not have glass and or containers of glass around the tub. Use at your own risk.

11. If at any time the police are asked to visit the home because of excessive noise levels (especially after 10:00pm.), the tenant will automatically lose their deposit in full!! Please respect the neighbors!!

12. By signing below, tenant and guests acknowledge the terms of this agreement and the accompanying "GENERAL" INFORMATION" and "HOUSE RULES".

Name _____

Date _____ Phone _____

Address _____

Place of employment _____

Credit Card # _____ Exp Date _____

Signature of Agreement & Authorization
