

Villa Antonio LLC Rental Agreement

Rental Rules & Regulations:

1. **CHECK-IN TIME IS 3 P.M. PST AND CHECK-OUT IS 11 A.M. PST.** Early check-ins and check outs may be possible based on availability.
2. This is a **NON SMOKING property** - A \$250 cleaning fee will be charged for smoking inside the villa! Smoking in the rear patio/garden is permitted!
3. When you use the BBQ, it **must be left in the condition you found it in.** There will be an extra cleaning fee of \$75 if it is not left in the condition you found it in.
4. **Pets** are not permitted in rental units under any conditions. A \$500 cleaning fee will be charged for having pets inside the villa if not previously arranged in your contract! No visitors with pets!
5. We will not rent to vacationing students or singles under 30 years of age.
6. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$1,000 to \$2,500 is required. This must be received within booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable at departure or within seven (7) days of departure, provided the following provisions are met.
 - a. No damage is done to property or its contents, beyond normal wear and tear
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
 - d. No linens are lost or damaged. Strip All bed & put all dirty bedding towels, linens in laundry room that you have used.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. All keys and garage remotes are returned at check-out
 - g. NO early check-in or late check-out. We will charged \$150 for delays.
 - h. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
 - i. The BBQ is left clean and in the condition you found it in.
 - j. The SPA is left clean and in the condition you found it in.
7. **PAYMENT** - An advance payment in full of the rental rate is required. The advance payment will be applied toward the rent. Please make payments in the form of traveler's checks, bank money orders, cashier's checks or major credit card. The advance payment is not a damage deposit, it's for rent.
8. **CANCELLATIONS** - A three hundred and sixty days (360) days notice is required for cancellation. Cancellations that are made more than 360 days prior to the check-in date will incur no penalty and will receive a full refund. Cancellations or changes that result in a shortened stay, that are made within 360 days of the arrival date, forfeit the full advance payment of rent only. Giving a notice less than 360 days will warrant a full refund when the villa is re-rented. Cancellation or early-departure does not warrant any refund of rent or deposit.
9. **LATE DEPARTURE** – There is a \$150 charge for late departure from check out time.
10. **TERMINATION** - Payment schedule pursuant to rental agreement: Failed rental payment if later than 72 hours received or postmarked of agreed payment plan then the entire rental agreement can be terminated by landlord.
11. **SPECIAL EVENT** - ONLY the number of guests allowed on rental agreement are allowed to stay inside property. NO Special event, of any kind, may be held unless tenant receives from landlord written permission from date of rental agreement. Any party or event not authorized, will forfeit the entire security deposit.
12. If anyone moves anything, furniture, dishes, rugs, pillows, blankets, TV, games, anything

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at all, please put it back to its original place. There is a charge to have this rearrange/returned.

MAXIMUM OCCUPANCY- The maximum number of guests is limited to what your contract states per persons per adult and children: An additional charge of \$150.00 per person per night for guests in addition to will be assessed.

NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included however is available at an additional rate. Beach towels are provided however we do not permit linens to be taken from the villa.

RATE CHANGES - Rates subject to change.

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.

WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING - DO NOT park on Street. 2 car garage plus 4 driveway. Parking is limited to 6 vehicle. Written permission only to park on Howard or Glenn St, dates and number of cars OR may be towed away.

BBQ - There will be a \$70 charge if the outdoor BBQ is not left in the condition in which it was given. Please make sure that in addition to maintaining the cleanliness of the BBQ, the propane tank valves are only turned on while the BBQ is in use.

GARBAGE: Guests will be charged \$200, a fine determined by the city, if trash is not disposed of in the correct garbage bin. Please note that the grey garbage bin is for garbage, the green garbage bin is for green waste (such as leaves, grass, etc.) and the blue garbage bin is for recyclables (such as glass, plastic, etc). The garbage bins are labeled appropriately for your convenience.

SPA RULES: No Children under the age of 12 permitted in hot tubs at any time. When using the hot tub, remember there are certain health risks associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. DO NOT STAND ON THE HOT TUB COVERS, they will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay hot. The SPA MUST be left clean and in the condition you found it in. There will be up to a \$200 charge if the spa is left dirty. When using the spa, please follow the posted rules: Do not change the temperature dial from 92 degrees. Stay out of the spa if you have an infectious or communicable disease. If returning from the beach, please shower to remove all sand and salt water before using the spa. Before using the spa, take a bath or shower. Remove all deodorant, perfume, body lotion, or sunscreen from your body. No food, drink, glass, or animals are allowed in the spa. Please do not press any other button than the one labeled "JETS".

VILLA LAYOUT: Listed on the next page are the sleeping arrangements for each room, the number of closets in the villa, and information on each bathroom in the villa. By signing the rules and regulations, you are agreeing the layout, amount of sleeping spaces provided, amount of bathrooms provided, and amount of closet space provided are acceptable and as you expected.

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Room	Sleeping Arrangement	Amount
Upstairs:		
Master	1 Pillow Top California King, 1 Single	3
Living Room	1 Couch, 1 Small Couch	1
Dining Room	1 Pull out	1
Sunroom #1	2 singles	2
Sunroom #2	1 Single, 2 Doubles	5
Downstairs:		
Bedroom #1	1 Queen	2
Bedroom #2	1 King	2
Bedroom #3	3 Singles	3
TV/Media Room	2 Singles, 1 Couch	3
Sunroom	1 Pull-out Couch, 1 Chair Recliner	3
Total:		25
Additional Inflatable Beds (Located in the Master Closet)		
1 Queen		1
1 Twin		1
2 Children Sized		2
1 Foam Children Sized		1
Grand Total:		30

Room	Closet Arrangement	Amount
Upstairs:		
Master	2 Walk-Ins	2
Downstairs:		
Bedroom #1	3 Regular Closets	2
Bedroom #2	1 Walk-In and 1 Regular	2
Bedroom #3	2 Walk-Ins	3
Total:		9

Room	Bathroom Arrangement
Upstairs:	
Master	Large bathroom with a spa/shower, a double sink, and a toilet
Living Room	Bathroom accessible from living room/kitchen that has a toilet and a sink
Downstairs:	
Living Room	Large Two-room bathroom accessible from the living room. One room has double sinks and the other has a toilet and a tub/shower combo.
Bedroom #3	There is a sink with full mirror

This property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

The rules and regulations in this contract are subject to change without notice. As a guest, you are responsible for knowing and following the most current rules and regulations, which may be found at www.morrobayvilla.com.

By Signing Below, I agree to all terms and conditions of this agreement.

Signature: _____ Date: _____
 Print Name: _____