

*www.luxurybear.com*  
RENTAL AGREEMENT

After you receive the agreement, please call us at (415) 845-7263 to confirm that your requested dates are still available.

If you want to lock-in your requested dates, you may want to send this agreement by 24-hour mail. **Please make checks payable to Sandy Estremera-Zink.**

1. The rental period shall begin on \_\_\_\_\_ (date) and end on \_\_\_\_\_ (date) with a check-in time after 4:00PM and a checkout time prior to 10:00AM. Rent is charged for the check-in day, but not for the check-out day. Early check-in and late checkout times may be approved depending upon circumstances. On some days, guests will be checking in on the same day that previous guests are checking out. The cleaning crew needs at least 6 hours to prepare the home for the new arriving guests. If check-ins and check-outs are not on the same day, we can be more flexible in approving early check-in and late checkout at no charge.
2. If you want to rent our home please send a \$700 deposit with 2 signed and initialed copies of this agreement. We will reserve the dates you have requested and return a signed agreement to you. Confirmed reservation is on a first-come, first-serve basis. **Do not deduct from or add the deposit to the "Total Rent."** The deposit is separate. It will be paid when you book it and will be held on your behalf as per the terms of this agreement.
3. **The Total Rent is: \$ \_\_\_\_\_ (add 10% tax and \$250 cleaning fee – write a separate check for deposit – see paragraph 2 above)**
4. **Please be sure you want to rent the home. The following conditions will apply with no exceptions.** If you cancel your reservation within 2 months of the check-in date, the deposit is forfeited. If the full amount of the rent is not received within 30 days of the check-in date, the deposit is forfeited and the reservation is canceled. If you decide not to stay in the home after paying rent, there will be no rent refund. We regularly have to turn down numerous requests to rent out our home for given time frames. This occurs because we have previously committed and reserved the home for an earlier party.
5. You have full authority over the premises during the rental period. No more than 12 guests and invitees are to occupy the home during the guests' stay. Guests agree to immediately inspect the premises upon checking in and to report to the owner, any of the foregoing: previous misuse, neglect or abuse of furnishings, appliances, outside spa and spa cover, equipment, and other apparatus that may have been previously overlooked. Otherwise, guests agree to be responsible for any discrepancies pertaining to the above and any theft or missing property immediately upon departure.
6. **Moving or rearranging bed, tables, couches, or other large furnishings is not permitted.** The cleaning people will not move large furniture items back to their original location and outside help must be hired to do so. If large furniture items are moved, the deposit check will immediately be held. The charges to move them back to their original location will be taken from the deposit with a \$100 minimum fee for labor per item.
7. **KEYS:** You will find 4 keys and the garage opener in the lock box. Upon departure, please make sure you leave all keys and the garage opener in the lock box. There is \$250 charge for a lost garage opener and a \$50 charge for each lost key.

**8. TRASH:** Refuse pickup is every Thursday morning. Before 8:00a.m. have all trash inside the bear box. If it does not fit in the bear box it goes home with you. Do not leave trash anywhere in the house – especially in the garage as animals have broken the garage door to get in before.

**9. RECYCLING:** Blue recyclable bags can be left outside right next to the bear box (on the ground). All recyclables must be in blue bags (blue bags provided and are under kitchen sink) and all recyclables must be rinsed (to prevent animals from ripping bags looking for food- we get fined if animals rip bags – such fine will come from your deposit- make sure what you put in blue bags is rinsed- or take with you). Recycle truck will only pick up blue recycle bags.

**10. SPA:** Read all warning posted on the spa before getting in it. You hereby acknowledge that the hot tub and surrounding patio can be dangerous to adults and kids, that the patio and plastic runner in the master room can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Oils, lotions and hair are harmful for the hot tub. Everyone must shower before getting in it. If a scrub and dump is required after you leave you will be charged for it. No one under 18 is allowed in the hot tub. Alcoholic beverages and glass containers are not allowed in the hot tub. With full knowledge of the above facts and posted warnings, if you or any of your guest decide to enter the hot tub you are thereby accepting and assuming all risks involved in or related to the use of the hot tub and patio areas. Out of respect for the neighbors please try to not use the hot tub past 10pm.

**11. POWER OUTAGES:** Short-term (8 hours or less) electrical power outages can occur during winter storms. The owners are not to be held liable for such outages. Longer power outages are an understandable inconvenience and if guests wish to check out early, a prorated refund will be forthcoming.

**12. CLEANING:** Each property will be inspected, sanitized and cleaned after your departure. The cleaning fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. YOU ARE REQUIRED to leave the property in the same general condition that you received it by making sure, dishes are done and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$40 per hour.

**13. WHAT WE SUPPLY:** The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND MISSING.

**14. WHAT YOU SHOULD BRING:** Plan on packing your personal toiletry items, we only provide a limited supply of toilet paper, and other dispensable items to get you going.

**15. TENANTS LIABILITY:** Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Tenant agrees to reimburse owners for costs incurred to repair/replace damaged items.

**16. SLEEPING CAPACITY/DISTURBANCES:** Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the

