

# San Francisco Ocean Front Luxurious Vacation Rental Form

Mobile# 650 703-8993 or Office Fax 650 728-5972

Tenant Vacation Rental Agreement & Information Sheet. Please sign below and return with payment.

Tenant Name \_\_\_\_\_

Tenant Address \_\_\_\_\_

Tenant Home Phone \_\_\_\_\_ Tenant Fax \_\_\_\_\_

Email \_\_\_\_\_

Executive Home Rental Address:

171 Coronado Ave

Half Moon Bay, Ca 94019

Reserve Dates: In \_\_\_\_\_ Out \_\_\_\_\_

Number of Adults \_\_\_\_\_ Children \_\_\_\_\_

1. AGREEMENT: Paul McGregor the Owner, and Tenant agree as follows: Above tenant is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate property immediately without any refund. No keys will be issued to anyone who is not an adult. Maximum occupancy is 10 people.

2. PETS: No Pets allowed.

2a. No Smoking allowed.

3. SECURITY DEPOSIT. The security deposit is \$1,500 for the vacation rental. The security deposit is due WITHIN 7 DAYS of making your reservation. FAILURE TO RECEIVE YOUR MONIES WITH THE 7 DAY PERIOD MAY RESULT IN CANCELLATION OF YOUR RESERVATION. Your security deposit is fully refundable within 14 days of termination of occupancy provided the real and personal property are in the same condition as when occupancy commenced and all terms of this Agreement are met. Tenant is liable for all replacements and repairs that are outside what is considered normal wear and tear.

#### 4. RATES

4a Rates are as follows: Monday thru Friday \$2,500. Friday thru Sunday is \$1500.00, and Monday thru Sunday is \$3,500. Additional days may be charges at \$500 per day.

#### PAYMENT SCHEDULE FOR YOUR BOOKING

\$ \_\_\_\_\_ TOTAL RENTAL QUOTED

\$ \_\_\_\_\_ SECURITY DEPOSIT OF \$1500 (MUST BE PAID BY MONEY ORDER)

\$ \_\_\_\_\_ TOTAL DUE WITHIN SEVEN DAYS of booking OR RESERVATION NOT VALID.

5. CANCELLATION. Should you wish to cancel this reservation notice of cancellation MUST BE IN WRITING AND RECEIVED NO MORE THAN 90 DAYS BEFORE YOUR CHECK IN DATE. We will refund the sums you have paid , less a \$250 cancellation fee. If your notice of cancellation is RECEIVED LESS THAN 90 DAYS PRIOR TO YOUR CHECK DATE. You will forfeit all sums paid, ex cept your security deposit, unless we are able to Re-rent the property to someone else, at the same rate, for the same period. If the property is rented we will only charge the \$250 cancellation fee.

6. CHECK IN. Check in time is 3 pm. EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS REQUIRED. Keys will be ready for pick up at the property location. KEYS WILL NOT be issued with a balance owing or without a signed rental agreement in the owners or owner's representatives, possession.

7. CHECK OUT. Check out time is 11 am. THERE IS AN EXTRA CHARGE FOR LATE CHECK OUT AND PRIOR APPROVAL IS NEEDED. Please leave keys, remote controls, at the location. A \$50 hour fee will be charged for each hour ( or portion thereof) pat the required check out time. A \$50 per item fee will be charged for each lost key and reomote controls.

7b. PREMISES NOT AVAILABLE. In the event the premises is unavailable for occupancy by reason of a casualty loss, no certificate of occupancy, or an unauthorized hold-over by a former renter by action of law. We shall attempt to find other rental property for renter, subject to renter's approval. In the event owner is unsuccessful in the foregoing, then owner shall return all amounts paid by renter hereunder, and renter shall have no further recourse against owner.

8. CLEANING. Each property will be inspected, sanitized, and cleaned after your departure. The rental 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 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 \$25 per hour. Used towels and linens shall be put in the laundry room.

9. TELEPHONES. YOU MUST USE A PHONE CALLING CARD TO MAKE LONG DISTANCE TELEPHONE CALLS. If your calling card requires you to first dial 0, you will have to use another alternative. You can NOT dial a number starting with 0 from these phones. On the back of your calling card there should be other options for dialing: for example with AT&T you would dial 1-800 call AT&T. If you have local long distance carrier like Pac Bell, you will need to use the 800 number on the back of the card. Telephones may be used to make as many local calls as you wish. Should long distance calls be inadvertently charged to the owner, renters agrees to pay for calls, and owner has the right to charge renter's credit card.

10. 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, TV's furnishings, BBQ grill, and outdoor furniture. THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE NECESSARY.

11. TENANTS LIABILITY: Tenants agree 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 Paul McGregor for costs incurred to repair or replace damaged items. \_\_\_\_\_initials

12. 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 following.

- A. Occupancy exceeding the sleeping capacity stated on the reservation confirmation.
- B. Using the premises for any illegal activity including but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age.
- C. Causing damage to the premises rented or to any of the neighboring properties.
- D. Any other acts which interferes with neighbors right to quiet enjoyment of their property.

Note: This is not an events center and should be used as a home only.

13. HOLDS HARMLESS: Paul McGregor does not assume any liability for loss, damage, or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity, or plumbing. Nor will Paul McGregor accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. Accordingly, the renter covenants and agrees the owner is not responsible for damages such as surfboards, bikes, falls from decks or sliding glass door injuries. \_\_\_\_\_Initials

14. HOT TUBS & PATIOS: Tenant hereby acknowledges that if the property they have reserved included a hot tub, the undersigned is fully aware that the hot tub and surrounding patio/deck can be dangerous, that the deck/patio can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Tenants should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the hot tub and patio areas. Currently there is no hot tub.

15. CLIFFS: Tenant hereby acknowledges that a large section of the beachfront on Mirada Road is filled (riprap) a foundation of large rocks piled together to prevent erosion which is not designed for walking, climbing or sitting. The undersigned is fully aware the "riprap" is jagged, unstable, dangerous, and slippery when wet and injury is likely to occur to anyone who attempts to walk, climb or sit thereon. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to walking or climbing or sitting on riprap. \_\_\_\_\_initial

16. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself, herself, his /hers, assignors, executors, and administrators, fully releases and discharges the Owner from any and all claims, demands, and causes of actions by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold owner free of any claim or suit arising therefrom. In any action concerning the rights, duties, or liabilities of the parties to thsi agreement, their principals, agents, successors, or assigness the pre-vailing party shall be entitled to recover reasonable attorney fees an costs. \_\_\_\_\_initial

17. PAYMENT BY CHECK: SIGN HERE \_\_\_\_\_  
THIS SIGNATURE CONFIRMS AUTHORIZATION FOR PAUL MCGREGOR TO DEDUCT FROM THE SECURITY DEPOSIT FOR ANY DAMAGES TO PROPERTY OR CONTENTS.

18. PAYMENT BY CHECK: When the Tenant pays by check, and the check is returned for NSF there will be a \$50 service charge. Keys will not be issued until the check has successfullly cleared the bank. Checks should be made payable to Paul McGregor.

19. MAILING ADDRESS: This signed agreement along with a check, if applicable should be mailed to the following address in Half Moon Bay Vacation Rental PO Box 370490 Montara, Ca 94037. REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

TENANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_