

The Treehouse
2510 West Lake Drive
Austin, TX 78746
Info@WestLakeBeach.com
www.vrbo.com/235926
www.WestLakeBeach.com/Treehouse
www.homeaway.com/vacation-rental/p278693

Rental Date from _____ to _____ for a total of _____ days

Cleaning fee \$150

Rental fee _____

Total _____

RENTAL AGREEMENT ** GUIDELINES ** RULES

1. CHECK-IN TIME IS AFTER 3:00 PM - We make every effort to have the premises ready for Guest occupancy at check-in time, but we cannot guarantee the exact time of occupancy. (When possible, we may approve an early check-in for a fee equal to 20% of the peak season daily rate.)

2. PETS ARE NOT PERMITTED. Pets are not permitted in the house or on the grounds of the house.

3. THIS IS A NON-SMOKING UNIT. No smoking in the house or on the grounds due to fire hazard. Failure to obey this rule will result in loss of security deposit and/or charge to credit card.

4. WE WILL NOT RENT TO INDIVIDUALS UNDER 25 YEARS OF AGE.

5. CHECK-OUT TIME IS 10:00 AM - This is strictly enforced so that we have adequate time to prepare the property for the next guest. (When possible, we may approve an extended checkout for a fee equal to 20% of the peak season daily rate. We must be called 18 hours prior to checkout for any late checkout approval.) Leaving a voice mail message is not considered an approval.

6. RESERVATION REQUIREMENTS - 50% of the total rental fee required in advance to hold reservation. There is a 3 night minimum reservation period, Holidays and Summer Season may require more. Balance is due 14 days before arrival. All payments must be made by either Mastercard or Visa. Upon receipt of deposit; confirmation and directions to the vacation house will be mailed, faxed or emailed to Guest.

7. SECURITY DEPOSIT – A security deposit of \$500 will be charged to each reservation. Security deposits will be credited to your credit card within 30 days of your departure provided that you checkout by 10:00 AM and there is no breakage or damage to the premises and/or contents, or cleaning costs other than those normally incurred in connection with the occupancy of the premises. Having to clean carpets is not customary and may be deducted from the deposit. Guest(s) acknowledges we(s) have the authority to deduct for damages to the unit occupied by the Guest(s) and/or his/her Guest(s). Each Guest will be financially responsible for damage done to the property beyond normal wear and tear. If there is damage to a property or its property within, after the Guest(s) departure, the Guest will be notified of any excessive cleaning needed or damages made and the amount will be deducted from the security deposit or charged to the credit card if necessary. We will pursue collection to the fullest extent. Guest(s) will be responsible for any damage caused by guest(s), guest(s) family and guest(s) invitees.

8. CANCELLATION - A \$45.00 administration fee is assessed for all cancellations along with the prepaid reservation fee of \$25. However, if Guest(s) cancel less than thirty (30) days prior to the arrival date, Guest(s) advance payment will be forfeited unless the property is re-rented for the same time period. No cash refunds are given. (For a refund of Money, cancellation must be in writing 30 days for all properties prior to arrival date, less a \$45.00 administration fee per property and reservation fee of \$25). Paid security deposits are fully refunded if you cancel within 30 days.

SEND REQUESTS IN WRITING TO:

The Treehouse
2509 West Lake Drive
Austin, TX 78746
or Email: Info@WestLakeBeach.com

9. RESERVATION CHANGE FEE - All reservations that need date and or property changes are subject to a non-refundable \$30.00 rescheduling fee per change . All changes must be done prior to cancellation period expiration. You must make changes thirty (30) days or more prior to your arrival date.

10. NO SHOW POLICY - The total amount of the reservation period will be charged.

11. CONFIRMATION - Confirmation of the reservation will be mailed, faxed, or emailed to Guest(s) upon receipt of the reservation advance payment. Please read the confirmation for accuracy of dates, mailing address, number of adults and or children and accommodations. Any errors must be directed to the reservations department within seven days of mailing. Pay close attention to the number of persons (Adults/Children) on the confirmation and lease! Occupancy whether overnight or for a few hours is restricted by the limits set for each house. In the event that more people occupy the home at any one time than are on the lease, your security deposit will be forfeited.

12. KEYS - A key code will be issued prior to your arrival date. You will be given the location of a key lock box along with the code. The key in the lock box is to remain in the lock box at all times when not being used. An additional set of keys will be in the house for you to use during your stay. On your departure, please leave that set of keys in the house. There will be a \$150.00 charge for lost keys and \$75.00 for keys not returned to the lock box.

13. CABLE TELEVISION/WIFI - We do not guarantee any programs or events. We are not responsible for outages of service. There is wireless internet in the house, but service is not guaranteed.

14. PHONE CALLS - There is no phone.

15. FIREPLACE – No wood is to be burned in the fireplace, gas logs may be provided.

16. HOMES ~ FURNISHINGS ~ EQUIPMENT ~ ETC. - The property is furnished and equipped by its owner. We will not make any changes to the furnishings or equipment provided. Furnishings are subject to change without notice. Under no circumstances are furniture, bedding, mattress pads, utensils or any other property supplied with the rental property to be taken out. If Guest requires special appliances or equipment, please bring them with you or call for assistance. Certain areas in the rental property are locked for the owner' s personal storage and are not included in this rental.

17. LINENS - A basic supply of linens are provided in each property. One set for each person as set by the maximum allowed at that property. Bed linens and bath towels are not changed during your stay. There is no daily maid service included in the rental rate however it may be available at an additional rate. The startup set of bath, dish, toilet tissue and trash bags are not replenished. You may want to bring your own beach towels for use on the docks and decks.

18. LISTINGS & PRICING - Information regarding the listing is believed accurate but cannot be guaranteed. We have made every effort to ensure that all the information on our website is current and accurate. The possibility of errors and omissions exists. We will be happy to confirm all data contained herein or answer any questions you may have prior to booking your reservation. Rates, furnishings, fees, and taxes are subject to change without notice. Rates are based on a limit of over night Guest. An extra Guest charge of \$25.00 per person apply. Rates for holidays, special events, and weekends may be higher. Rates do not include tax or cleaning fees and are subject to change.

19. CLEANING REQUIREMENTS – Guest(s) are required to leave the property in the same general condition it was when Guest(s) arrived. Dishes should be cleaned and put away. The beds should be striped of the flat and fitted sheets and piled in the bathroom floor with the towels. Please do not make the beds on your departure date. The refrigerator should be empty and cleaned. All trash including used bar soaps should be bagged and placed in the outside trash container. We will dust, vacuum, and sanitize the house. We will clean all towels and linens upon your departure. If additional cleaning is required, including carpets, appropriate charges will

be deducted from your security deposit or charged to your credit card. Maid service rates are based on \$35.00 per hour. There is an \$100 minimum charge on carpet cleaning. Guest(s) are responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of Guest(s) party to the property or its contents during Guest(s) occupancy. Inspectors walk through each property after checkout to ensure the property is left in good order. We will make that final determination of the necessity of any charges to Guest(s). Maid service and other cleaning arrangements during your stay are available for an additional charge.

20. CHECK OUT PROCEDURES - The following items must be complied with before check out or Guest(s) shall forfeit his/her security deposit:

- (a). Dishes, pots, pans, silverware, and utensils must be washed; dried and put away (Do not leave in dishwasher) and the stove/oven shall be left in a clean condition.
- (b). Refrigerator should be left clean and free of food.
- (c). Windows and doors must be left closed and locked with the air conditioner on 78 degrees or heat on 55 degrees depending on the season.
- (d). All trash put in outside garbage cans and it must be bagged.
- (e). All litter must be picked up from the yard, front and back, and placed in the outside garbage cans tied securely in trash bags.
- (f). Bed linens should be stripped and place on the bathroom floor with the towels..
- (g). Ensure lockbox key is in the lockbox and the house key returned to where it was found.
- (h). Property should be left neat and in order (same condition it was when Guest(s) arrived).
- (i). Check out time is 10:00 A.M.

21. REPAIRS ~ SERVICE CALLS~ REFUNDS – We cannot guarantee against mechanical failure of heating, air conditioning, TVs, cable modems, CD player, VCRs, or other appliances. Please report any inoperative equipment to the office immediately. We will make every reasonable effort to have repairs done quickly and efficiently. Should a repair person make a call to a unit and find that the equipment is in working order and the problem was due to the Guest(s) oversight or neglect, the charge for service will be the Guest(s) responsibility. No refunds or rent reductions will be made due to failure of appliances or equipment. All maintenance requests must be reported to the office between 9 AM and 5 PM. PLEASE do not put off notifying us immediately as it could hinder us getting the repair done quickly! Guest(s) understands and agrees that we(s) may enter the rental property at any time for the purpose of making needed repairs.

22. CHILDREN WILL BE PROPERLY SUPERVISED AT ALL TIMES - This house is built on the side of a hill with multiple decks and stairs. It is very important that children be supervised at all time, no running on decks, no climbing on railing, no climbing in trees, no climbing on the roof, no horseplay, no throwing rocks, this is not an all inclusive list but only general in nature of items that should not be allowed under any circumstances. Watch your children.

I will supervise all children at all times and hold harmless the owners of the Treehouse at West Lake Beach for any and all injuries that may arise no matter what the circumstances.

Name _____ (print)

Signature _____ Date _____

23. HOUSE PARTIES & GUESTS – HOUSE PARTIES ARE NOT ALLOWED! Guest(s) agree that more than the number of people stated on the lease shall not occupy the premises at any time. If the unit or property is occupied by more than the number of people stated, it will result in loss of total rent, security deposit and/or additional charge to credit card. Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of tents and campers of any sort are prohibited on any rental property. The use of firearms, or fireworks is strictly prohibited. Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations: if not, Guest(s) will be asked to vacate the property which will result in loss of total rental and security deposits with no refund. If you are having guest over for the day, it must be approved. There are limits as to how many people may visit a property during the day or night. (Strictly enforced)

24. RIGHT OF ENTRY - Guest(s) agree that the we reserve the right to enter the rental property anytime to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements thereto as we may deem appropriate.

25. LOST & FOUND - You should check all drawers, closets and under beds prior to check out for your personal belongings. If any item is left behind and found by the cleaning service, it will be brought to our office. We will attempt to contact you about the found item and the item can be packaged and returned to you with applicable shipping charges and a \$15.00 handling fee. All items not claimed with-in 30 days will be donated to a non profit charity.

26. INDEMNIFICATION AND HOLD HARMLESS – Guest(s) agree to indemnify and save harmless the Owner for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).

27. CREDIT CARD - I (Leasee) am providing my credit card number as a guarantee. I agree to pay all rent accept all terms of the lease agreement and accept all liability for any damage beyond normal wear and tear during the term of my lease. If I fail to do so, I understand that these costs will be charged to my credit card and all credit card sales are final!

Credit Card Number _____ Visa MasterCard (circle one)

Expiration Date _____ Month/Year

Name on Credit Card _____

Billing address of Credit Card _____

Security Code of Credit Card _____

I authorize the use of the above credit card for all charges that may become payable for the use of The Treehouse at West Lake Beach.

Name _____ (print)

Signature _____ Date _____

Below is a list of all Guests and age and relationship:

[illegible]

Below is a list of all boats, trailers, cars & license plates that will be on the property:

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

Name

(print)

Signature

Date

Home Address:

Emergency Contact Information:

Additional Contact Information: