

Casa del Sol

Rental Agreement

OWNER RESPONSIBILITIES

We are not responsible for accidents or injuries to guests or for loss of money, jewelry, or other valuables during their stay. While we make every effort to ensure our guests' stay is enjoyable, we are not responsible for disturbances beyond our control, including, but not limited to weather conditions.

RENTER RESPONSIBILITIES

I understand my responsibilities as renter and occupant. I accept financial responsibility for any loss or damages to the property caused by me, or any member of my party. I agree to pay the owners for the replacement or repairs of lost or damaged property caused by us during our stay.

PAYMENT

An initial deposit payment of 50% of the total rent is required to make a reservation. The balance due, plus a \$300 refundable security deposit and \$120 cleaning fee is due 30 days prior to arrival. Security deposits will be refunded within seven days after departure if the premises are left in the same condition as upon arrival, and the terms of this agreement have been met.

CANCELLATIONS

In the event of a cancellation 60 days or more of the reserved dates, a full refund will be issued including any deposits and fees. Cancellations of 30 or more days of the reserved dates will result in a 50% refund of the total rent. Cancellations of less than 30 days of the reserved dates will result in 0% refund. Security deposits and cleaning fees will be refunded for any cancellation. Travel insurance is recommended to avoid cancellation fees.

WATER

All water in Playa Encanto is delivered by water trucks and pumped into each home's underground cistern. Renters will be provided with approximately 1,500 gallons of water, which should be more than enough for your stay. You should still conserve water to avoid running out. Cistern refills will be billed to the renter. Cistern water is NOT drinkable but perfectly ok for showering, washing dishes and cooking, if boiled. Bottled drinking water will be provided during your stay.

ELECTRICITY & PROPANE

Our home uses propane for the water heater and oven/stove. All other appliances and lighting are powered by city electricity. Both sources of energy are expensive and must not be used unnecessarily or excessively. From July 1 to October 31, you will be provided with \$15 worth of power for every 24 hour

period of your stay. During the remainder of the year you will be provided with \$7.50 worth of power for every 24 hours of your stay. This should be more than enough power for normal usage of the home. Power usage in excess of these amounts will be billed to the renter. Running the air conditioning with the doors and windows open is the most common excessive use of electricity.

SMOKING

Smoking is not allowed anywhere inside the house or on the terrace.

PETS

There is a \$10 fee per animal per day. We are very pet friendly, however we require all pets to be domestic, house broken, and of an age and personality that they demonstrate no destructive behavior or excessive barking. Per Playa Encanto HOA rules, all dogs must be leashed when outside of the home. Please clean up after your pets at all times.

NOISE

All guests agree to keep noise to a minimum and be aware and respectful of our neighbors. Loud noise or music is not permitted after 10 pm. Under no circumstances may any loud parties or events take place at our home.

FIREWORKS

Fireworks of any kind are prohibited everywhere within Playa Encanto, including the beach.

OFF-ROAD VEHICLES

Per Playa Encanto rules, guests are prohibited from using or bringing in off-road vehicles. All off-road vehicles must be parked outside of the guard gate.

GUESTS

The maximum number of overnight guests allowed is the number of people stated on the reservation. Any increase must be approved by us prior to arrival and is subject to a \$45 per night fee per guest. No guest may assign this agreement or sublet use of any part of the house.

CHECK-IN

Check-in is at 3 pm. We may be able to accommodate earlier arrivals however there will be a \$25 per hour fee. As soon as possible, please confirm your arrival time with us. Our property manager will give you house keys and provide further information about our home and the area.

CHECK-OUT

Checkout is at 11 am. We may be able to accommodate later departures however there will be a \$25 per hour fee. All keys must be returned before leaving. Renters agree to pay \$25 for each set of keys not returned.

INSPECTIONS

The owners or owners' agent has the right to inspect the premises at anytime if there is reasonable cause to believe the renter or any other person is misusing or damaging the premises or furnishings therein.

Brian and Debbie, Owners (831) 345-1747

www.RockyPointBeachVacation.com

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Renter's Name: _____

Address: _____

City, State, Zip: _____

Contact Phone: _____

Email: _____

Date of arrival: _____

Date of departure: _____

Total number of guests: _____

Total number of pets: _____

As renter of Casa del Sol, I agree to the above agreement.

Signature of Renter