

Dear Prospective Tenant,

We are looking forward to accommodating you on your upcoming visit to Pebble Beach.

The rental rate for the property is \$3,500 per week. The monthly rental rate is \$12,000. There is also a cleaning fee of \$200 per stay, regardless of the length of the stay. Please note that we must also collect the standard 10.5% Monterey County Transient Occupancy Tax for stays of less than 30 days.

In addition, we require a \$2,500 Security Deposit to be provided in advance of the rental period. Pets are permitted, upon payment of an additional, fully-refundable \$500 pet damage or cleaning deposit. Assuming there is no damage to the property or furnishings, both the security deposit and any pet deposit will be returned to you within two weeks after the end of your occupancy of the property.

Please note: If you reserve the property and then decide to cancel less than 90 days prior to the check-in date, YOU WILL FORFEIT ALL SUMS PAID, except the security deposit and cleaning fee, UNLESS we are able to re-rent the property to someone else, at the same rate, for an equivalent or greater rental period. If the property is rented to an alternate tenant, we will only charge the \$250 cancellation fee.

Please sign the rental agreement where indicated, and return the completed document with a check for the indicated amount to:

Nancy Zahm
PO Box 556
Pebble Beach, CA 93953

Note that we must receive your Security/Pet Deposit payment(s), ½ half the Rental Payment Amount, and the Mandatory Cleaning Fee within 7 days in order to hold your reservation. All monies are due no less than 30 days before the rental period. In the event that your reservation is for a date that occurs in less than 30 days, we will need to receive the Total Payment within 7 days in order to hold your reservation.

Upon receipt of the Total Payment, we will forward directions to the Property, more details on usage of the Property, and an Access Code (door code) for the Property.

I can be reached at 415-699-2041 during normal business hours if you should have any additional questions – please leave a voicemail at that number with a return phone number in the event that you are unable to reach me immediately.

We look forward to being your hosts in Pebble Beach,

Nancy Zahm

415-699-2041
nancy@zahm.com

Pebble Beach Vacation Rental
PO Box 556
Pebble Beach, CA 93953

Phone: 415-699-2041
FAX: 831-624-2969

**TENANT VACATION RENTAL AGREEMENT
& INFORMATION SHEET**

PLEASE SIGN AND RETURN WITH RENTAL PAYMENT

TENANT NAME:

TENANT ADDRESS: (Include City, State, Zip):

TENANT HOME PHONE; BUSINESS PHONE; FAX NUMBER
AND E-MAIL ADDRESS:

RESERVED DATES:

IN: _____ OUT: _____

NUMBER OF ADULTS _____; CHILDREN _____

1. AGREEMENT: The Stables LLC (the "Owners"), and Tenant agree as follows:
Above named Tenant is an adult and will be an occupant of the property at 1278 Padre Lane, Pebble Beach, CA during the reserved period. Other occupants will be family members, friends, friends' children or responsible adults personally known to Tenant. Use of the premises will be denied to persons not falling within the foregoing categories.

2. PETS, SMOKING: Pets are allowed at the Property only upon prior payment of a \$500 security and cleaning deposit. No smoking is allowed at the Property.

3. SECURITY DEPOSIT: The security deposit is \$2500, regardless of the length of the rental period. The security deposit is due WITHIN 7 DAYS of making your reservation. FAILURE TO SUBMIT MONIES AS DETAILED BELOW (Sections 4a. and 4b.) WITHIN 7 DAYS FROM PLACING THE RESERVATION MAY RESULT IN CANCELLATION OF YOUR RESERVATION.

Tenant's security deposit and pet deposit is fully refundable within 14 days of termination of occupancy provided that 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.

4a. PAYMENT SCHEDULE IF TENANT ARRIVAL IS GREATER THAN 30 DAYS FROM TODAY:

- \$ _____ 50% of Total Rent Quoted
- \$ _____ Security Deposit of \$2500
- \$ _____ Mandatory Cleaning Fee of \$200
- \$ _____ (Optional) Pet Security Deposit of \$500

\$ _____ TOTAL PAYMENTS REQUIRED TO HOLD YOUR RESERVATION

This Total Is Due Within SEVEN days of booking OR RESERVATION WILL NOT BE HELD

4b. PAYMENTS DUE NO LESS THAN 30 DAYS BEFORE CHECK-IN:

- \$ _____ Total Rent Quoted (Remaining 50% of Total Rent, IF 50% already paid)
- \$ _____ Security Deposit of \$2500 (if not already paid)
- \$ _____ Mandatory Cleaning Fee of \$200 (if not already paid)
- \$ _____ Optional Pet Security Deposit of \$500 (if not already paid)

\$ _____ TOTAL PAYMENTS REQUIRED TO HOLD RESERVATION AND CHECK-IN

In the event that Tenant is making a reservation with 30 days of the rental period, the above total is due within SEVEN days of booking OR RESERVATION WILL NOT BE HELD.

5. CANCELLATION: Should Tenant wish to cancel this reservation, notice of cancellation MUST BE IN WRITING AND RECEIVED BY OWNER VIA FAX, POSTAL MAIL, OR EMAIL NO LESS THAN 90 DAYS PRIOR TO TENANT'S CHECK-IN DATE. Owner will refund the sums Tenant has paid, less a \$250 cancellation fee. If Tenant's notice of cancellation is RECEIVED LESS THAN 90 DAYS PRIOR TO THE CHECK-IN DATE, Tenant will forfeit all sums paid, except Tenant's security deposit and cleaning fee, UNLESS Owners are able to re-rent the property to someone else, at the same rate, for an equivalent or greater rental period. If the property is rented to an alternate tenant, Owner will only charge Tenant the \$250 cancellation fee.

6. CHECK IN: Check in time is 3:00 PM. EARLY CHECK-IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY. PRIOR APPROVAL

FROM OWNER IS REQUIRED FOR EARLY CHECK-IN. The Access Code to the property (key code) will be provided upon receipt of final payment (see Section 4b., above). An Access Code WILL NOT be issued with a balance owing or without a signed rental agreement in the owners, or owner's representative's, possession.

7. CHECK OUT: Check-out time is 10:00 AM. PRIOR APPROVAL IS NEEDED FOR LATE CHECK OUT. Please leave all garage door openers, remote controls, and parking permits/passes (if issued) at the Property. A \$50 per-item fee will be charged for each lost garage door opener and remote control and a \$100 per parking permit/pass fee will be charged for each permit/pass not returned.

8. CLEANING: Each property will be inspected, sanitized and cleaned after Tenant's departure. The rental fee Tenant has paid will provide for four hours of normal cleaning so that Tenant can their your vacation up to the time of departure. TENANT IS REQUIRED to leave the property in the same general condition that it was received – dishes and kitchen ware should be cleaned and put away, garbage should be emptied into large cans at side of Property and the home should be generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required beyond the allotted four hours, appropriate charges will be deducted from Tenant's security deposit at the rate of \$50 per hour.

9. TELEPHONES: A PHONE CALLING CARD OR EQUIVALENT IS REQUIRED TO MAKE LONG DISTANCE TELEPHONE CALLS. Telephones at Property may be used to make local calls at no charge. Cell phones have various degrees of reception quality at the Property, depending upon the carrier. Should long distance phone calls be inadvertently charged to the owner, Tenant agrees to pay for calls, and owner has the right to deduct such charges from the Security Deposit.

10. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that includes bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. Laundry facilities and basic household supplies (e.g., soap, detergent, cleaning materials, etc.) are also supplied.

11. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items. Since we provide only a limited supply of toilet paper, paper towels, and other disposable items to get you started on your vacation, you should plan on making a trip to the grocery store to replenish these items as you need them.

12. TENANT'S LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenant's 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.

13. 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 of six (6) adults.
- 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 interfere with neighbors' right to quiet enjoyment of their property,
- E.) Violation of any applicable Monterey County Noise Ordinance(s).

14. HOLD HARMLESS: Owner 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 Owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond Owners' control.

SIGNED:

Lessee

Date _____

Nancy Zahm, Lessor

Date _____