Tenant Terms and Conditions

RESERVATION DATE:	**Arrival**	**Departure**
	Check-in 4:00 PM	Check-out 11:00 AM

RENTAL ADRESS:
TENANT NAME:
TOTAL RENT:
PAYMENT SCHEDULE: **Due at Signing of Agreement**

Vacation Tenant Rental Contract

This agreement is made between tenant named and Tahoe Vacation Rentals for the the unit identified. In consideration for rental of the above unit, Tenant agrees to the following items:

1. To pay promptly all charges made to the extent that such charges have not been prepaid.
2. Tenant will not allow unit to be occupied by more than adults and children. Exceeding the maximum occupancy of this unit will result in automatic forfeiture of all rental monies and immediate eviction.
3. **Pets**: No pets, of any kind, allowed without required pre-authorization, a $15.00/Day pet fee plus tax and separate $300 pet deposit required. Maximum of 2.
4. Tenant is responsible for bagging all trash and cleaning all dishes prior to check out. There will be an extra charge for dirty dishes and un-bagged trash.
5. Smoking in a non-smoking unit will result in automatic forfeiture of the security deposit.
6. Tenant agrees to be responsible for all damages and theft that may occur during occupancy of unit by tenant or any member of tenant's party. Tenant agrees to pay the replacement cost of any missing item. When Tenant checks out of unit, Tahoe-Vacation Rental.com, Inc. will do an inspection. If there has been no damage or theft or breach of the Vacation Rental Ordinance, the security deposit if applicable will be returned 21 days after occupant vacates premises..
7. Our properties are located in residential areas and are rented for personal vacation use only. There are no parties, weddings, etc., allowed in the private units. Quiet time in units is from the hours of 9pm-8am, however excessive noise that causes disruption of a neighborhood is prohibited at any hour. Failure to observe local noise ordinance will result in possible eviction and forfeiture of monies not used and VR or County Ordinance violation fines as well as fines from local law enforcement.
8. A re-keying fee of **$35.00** is charged for non-returned keys. Upon your departure, all keys must be returned to the office. Non-returned beach pass or parking pass will be a $50.00 fee for replacement cost.
9. Please report any problems with the unit to our office at 888-736-8180 as soon as possible. We are unable to help you if you wait until you checkout.
   No refunds will be issued due to road closures, power, gas or cable outages, etc.

PLEASE NOTE: Your party will be greeted by a staff member at arrival on site in order to review property amenities and receive keys and instructions.

Tahoe-Vacation Rental.com, Inc. Office 888-736-8180
Emergency after hours

Tenant Received _____Set of Keys Tenant Returned _____Set of Keys

Agent Initials _____ Agent Initials_____

Tenant Signature _____