

Dear Guest,

Thank you for choosing our condo for your vacation. We hope that you have a pleasant stay. This is to confirm your reservation as follows:

Check-in: Saturday 07/3/2010 after 4pm PT

Check-out: Monday 07/5/2010 before noon PT

Payment confirmation

Refundable security deposit: \$300

Cleaning fee: \$100

Stay cost for 2 nights: \$300

Guest information

Guest address

Phone:

Mobile:

Email:

Emergency contact number:

License plates for 2 cars:

Number of adults:

Number of children:

No pets please!

Your contact information above will be used for arrangements of this vacation stay including security deposit return, unless otherwise requested. Please sign and return attached rental agreement. After we receive your final payment and signed rental agreement, you will receive the apartment number, lock access code, internet password, and other relevant instructions no later than a week before your arrival. Thank you for your business and have a great vacation,

Lake Tahoe Vacation Home

Incline Village, NV89451

Email: info@lake-tahoe-vacation.com

Website: <http://www.lake-tahoe-vacation.com>

GUEST INITIAL: _____

Rental rules and agreement

SMOKING – This is a NON SMOKING unit.

PET – No pets are allowed under any conditions. Those guests who are allergic to pets will be affected even after the pet leaves the place.

NOISE – Residents shall not create loud or other annoying noises or offensive odors. Quiet behavior is desired at all time and is required between 9PM – 7AM by Homeowner association.

FIREARMS AND FIREWORKS – The use of firearms, fire rifles, and pistols are prohibited. The storage or use of fireworks anywhere in the Woodstock development is prohibited.

DAMAGE/SECURITY DEPOSIT – The deposit is NOT applied toward rent; however, it is fully refundable within 14 days of departure (or earlier when possible), provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster (provided outside in the parking lot), and soiled dishes are placed in the dishwasher and cleaned.
- All keys and parking permits are returned per instructions.
- No linens are lost or damaged.
- NO early check-in or late checkout at the expense of other guests.
- NO snow sport equipments inside the condo. This is a common cause of inadvertent damage or excessive cleaning charges. (There is a secure ski closet outside the condo).
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by my community.

CANCELLATIONS & REFUND – We will refund your money in full in you cancel four weeks before the 1st day of your vacation. There will be no refund beyond applicable security deposit, if you don't show up without written cancellation or after you have used your vacation period. Our cancellation policy changes depending on the season. Please contact us through Email at the time of reservation.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8) persons. An additional charge of \$10.00 per person per night for guests in addition to eight (8) may be assessed.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

ASSIGNMENT & SUB-LETTING – The premises shall be used and occupied by the responsible party who signs and immediate family or guests. Tenants shall not assign this agreement, or sub-let or grant any license to use the premises or any part thereof.

MINIMUM STAY – This property requires 2 nights minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

GUEST INITIAL: _____

HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it may be available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the units.

PARKING – Each condo has 2 parking spots in the parking. Parking passes are located inside the unit. Renters must display parking pass on the rear/ front view mirror at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure.

FIREPLACES – The property contains a wood burning fireplace; please use it with caution. The owners assume no responsibility for any damage or injury caused by you (or your permitted invitees) use of a fireplace and you expressly waive any rights, claims, or causes of action you or your permitted invitees may have against owners for injuries or damage resulting from such use. All the damages due to misuse of fireplace will be the responsibility of the renter.

WATER AND SEPTIC –The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. If you cause a clog in the septic system, you could be charged for damages. The property is equipped with a 40-gallon electric water heater. Guests should spread out their hot water usage in line with the heater capacity to ensure their access to hot water at all times.

STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

FOOD & BEVERAGE – Perishable items are not included in the rent. Owners or guests may leave some food or drink to avoid unnecessary waste. Our guests are welcome to use those and we regularly clean the fridge to dispose of expired perishable items. However, the owners accept no liability for expired food or drink and the guests will be using those at their own risk.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

RELEASE OF LIABILITY – The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. The tenant hereby releases the owners from liability for any negligent acts or omissions, except those which would constitute "gross negligence" or specifically provided by law.

By Signing Below, I agree to all terms and conditions of this agreement and testify that I am of legal age to enter a contract in both states of Nevada and California.

Print your name _____

Sign _____ Date _____