

Rental Agreement and Contract for the property at: 417 E. Sequoia Drive, Phoenix, AZ 85024

Check out is at 11 a.m., and Check in is after 3:00 p.m.

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein. Walk thru of home to be done to confirm condition of home.

*****All adult guests to provide ID and proof of current address to the rental agent at check in.

*****Try to avoid drinking Red Wine or dyed red products on carpeted areas or over/on fabrics.

*****Electric is limited to \$50 per week. This amount covers all normal usage Oct - May. Summer usage/rates are extremely reduced and may require tenant to pay for additional for their use. Opening doors often, running a/c low, and keeping window shades open, and using appliances during the high peak times, will increase the costs. This home is on an energy plan that provides cheap electric weekdays from Noon to 7pm. Noon to 7 pm is very CHEAP. Please try to run dishwasher and laundry during those times. Programmable thermostat may be preprogrammed to save utility costs by cooling home during less expensive time of day. (during summer months)

*****"Property Damage Protection Plan : In lieu of a traditional security deposit, the Property Damage Protection plan (if) on this reservation covers unintentional damages to the home's interior that occur during your stay, provided they are disclosed to the homeowner prior to check-out.

***** Pets are very occasionally allowed, but only if prior written permission was granted by owner & pet fee paid. NO VISITING PETS are allowed at any time, or for any reason. THANK YOU!

*****This is a NON SMOKING home. No smoking of any kind INSIDE the home, please....smoking may be done outside home with doors close by closed. Please keep ash off of cushion seating, and dispose of properly.

*****Massage chair rules- Clean socks must be worn (foot well must be kept sanitary) – No drinks or eating in/on the chair, No children under 16 may use the chair. Do not use the chair for more than 1 hour at a time without a 20 min rest time for the chair. Chair is for use only for registered guests....not guests of guests. Do not allow children to use the chair as a "seat". Thanks for understanding. ENJOY 😊

***** Damage to home is not limited to Security deposit amount, or Property protection plan. Guest is responsible for all cost of damage caused to home, if it exceeds the policy amount, or if it is not covered due to guest intentional acts or theft. Please disclose all damage or possible damage to rental agent asap. The rental agent is very reasonable.....and honestly IS the best policy! *****SPA INFO: Please add 1-2 tablespoons (1/4 capful) of large white bottle oxy "non Chlorine" to spa and turn jets to on for a cycle, after each use. Agent will also check chemical levels and adjust on a regular basis. DO NOT sit or put weight on the open spa lid. They are not seats or designed to hold weigh when opened.

*****Propane full tank charge is \$25. (Calculated in partial tank usage) Use of 2 propane firepits/columns will be deducted out of deposit. (BBQ grill propane usage is included in rental cost). Propane tanks can be used on full for 8 hours before being empty, so this cost is very nominal. Please understand that no other rentals include fire options at this price range, let alone pay the cost of its use, as the host cannot control the amount used/abused.

*****Coffee is provided at one bag per week / or per visit.

*****CHECK OUT – Please turn a/c to off, shut front blinds, and leave 2 lights in the home on. Lock front door (not screen door), and back patio door. Shut all windows. Turn SPA heat to below 80 degrees Please text me when you leave. Leave garage door clicker in home, if you received it. THANK YOU!

*****Cancellation Policy- 60 days or more notice prior to check in = 100% refund. There is no refund for less than 60 days' notice. Bookings that are done more than 6 months from check in date, have a 25% rent non refund for cancelations between 75 and 60 days from check in.

*****Travel Insurance - Please purchase trip cancelation insurance if you are concerned with this issue!! Host will not provide cancelations outside of the policy. Multiple companies provide this important insurance!

Long term guest (ie: monthly) do not have toiletries restocked ie: shower, paper, laundry items, etc

Pet fee based on owner's discretion/dog breed/length of visit....it will pay for complete home Ozone sanitation after pet leaves! This insures you and other guests have a clean and pest free home when you visit! Normal fee is: \$100 per week/visit (multiple dogs & lots of shedding may cause an increase). Damage Deposit for pet increases to at least \$500. Do not ask to bring a dog if your dog has a history of peeing in any home (yours or others) or damaging homes. My home is not a toilet, and I will not host dogs that are not well trained. You know your dog....if there is an issue.... this is not the home for you. Thanks for understanding and being a responsible pet parent. All dogs MUST be walked a minimum of 2 times a day, to encourage bathroom use outside the property and to provide exercise. All accidental waste must be picked up immediately. Pets from flea and tick areas MUST be on prescription medicine. Any fleas or ticks infestation will result in forfeiture of your deposit. If your dog has anxiety issues pet owner must take with them 100% of time or leave kenneled in home when left (you must provide the kennel). If dog has ever scratched on doors to get in/out.....or furniture/appliances, it is your responsibility to protect them/stop your dog from doing so. Please do not leave your dog outside unattended.

OCCUPANCY - Guest agrees that no more than 8 persons shall be permitted on the Property at any time during the Rental Term (without permission from the Host), all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement. No one shall stay in the home overnight, if they were not disclosed in rental agreement/time.

CONDITION AND USE OF PROPERTY - The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. If extra fee was made to use item that is unusable, sole recourse to guest will be refund of such fee. Guest acknowledges that use of amenities such as spas, fireplaces/firepits, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk. Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest(s) are responsible for all damage caused to and any loss of items from the property during the rental period. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT- If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE- Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION- Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever. Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorney's fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE- Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities, including the hot tub(spa). Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION- Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or to resolve any repair needs that must be done timely. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice. Rental agent does need access to the garage and will access it as needed.

UNAVAILABILITY OF PROPERTY - In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. (All moneys are held by your booking site and no funds are released to Rental agent until after your possession....and.....purchased travel insurance has great financial provisions for just this emergency) In this very rare event, this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT: This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Arizona. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. Execution of a digital signature ie: acceptance of contract via a booking web site, shall be deemed a valid signature.

This contract must be signed and returned within 48 hours of booking, or booking may be canceled by Rental Agent.

Guest (full legible Signature)

Date

**PLEASE ATTACH PHOTO OF YOUR
DRIVERS LICENCE TO THE RIGHT -> ->**

DRIVERS LICENCE MUST MATCH
CREDIT CARD USED TO BOOK HOME
(this helps stop CC fraud!)

Please return via email: GodBlessVicki@gmail.com

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