

Vista Verde Rental Agreement and Invoice

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay! The home is located at 201 Arrowlake Road, Wimberley, TX 78676. The home's land line phone is 512-847-2812.

Innkeeper Information:

Sharon Brown Cell: 512-565-1577/Steve Brown Cell: 512-565-1566

vistaverdehome@yahoo.com

Innkeeper Fax: 707-897-2812

Tenant Information:

Name(s): _____

Address: _____

City/State/Zip: _____

Home and Cell Phones: _____

Email: _____

Your confirmation is as follows:

Proposed Check-in date: _____ after 3 p.m. CST

Proposed Check-out date: _____ by 11 a.m. CST (No late check-out please)

Total number in party: ____ Adults, ____ Children, ____ Pets (To be revised as necessary)

Directions to Vista Verde

The address is 201 Arrowlake Road. The home will be unlocked and keys left inside.

All keys are left inside the home with the front door unlocked.

The home is off RR 3237 in the City of Wimberley. You will see a sign that will read Arrowlake Road, about 3 ½ miles from town. If you are driving in the dark you have to look for the Arrowlake Road sign that is on top of a red and white striped pole. There is only one way to turn onto the road - then go over bridge. You'll see about 5 houses on your right. When you get to the fork in the road, stay to the left and go up the gravel road. Follow the 201 signs. When you get to the gates go through the one on the left. It will dead end at the top of the hill. You'll see two buildings - the apartment/garage where the innkeepers live and the main home to the left.

Rental Rules for Vista Verde

~ SECURITY/DAMAGE DEPOSIT: The \$250.00 Security/Damage Deposit is not applied toward your Rental Fee. However, it is fully refundable within 14 days of check-out provided the following provisions are met: No damage done to unit or its contents, beyond normal wear and tear; Check-out instructions followed (dirty linens and towels placed in laundry room, trash picked up and no excess cleaning needed.)

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~SMOKING: This is a NON SMOKING home. If you choose to smoke in the home, a \$250.00 comprehensive fee will be assessed.

~ PETS: Pets are permitted in home only with prior approval. A \$50, non-refundable per pet fee applies. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All items above are the sole responsibility of the pet owner. The home owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.

~ DAMAGE: No damage is done to home or its contents, beyond normal wear and tear. The guest agrees to compensate homeowners for any damages caused by their carelessness or negligence, including missing or damaged property.

~ CHARGES: All charges accrued during the stay are paid 60 days prior to stay. Online calendar dates are blocked in your name once a deposit and/or full balance is received.

~ CANCELLATIONS: Reservations cancelled 60 days or more prior to your arrival date are fully refundable less a \$50.00 service fee. If you should cancel your reservation within less than 60 days of your expected arrival, your payment will be refunded to you less a \$50.00 service fee if, and only if, the cabin you reserved is rebooked for the same dates. If it is not rebooked, your entire payment is non-refundable. Refunds will be made by check or credit card to your bankcard account. Guest who choose to shorten their stay while in residence are still subject to the cancellation policy and are responsible for the full balance due on their reservation.

HURRICANE OR STORM POLICY - No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.

The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- a. Any unused portion of rent from a guest currently registered,
- b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
- c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

~ MAXIMUM OCCUPANCY- The maximum number of guests per cabin is limited to 10 persons.

~ INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

~ NO DAILY MAID SERVICE – While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the home.

~ 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.

~ WRITTEN EXCEPTIONS – Any exceptions to all mentioned policies must be approved in writing in advance.

~ PARKING – Parking is limited to 5 vehicles. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

~ FIREPLACE: The fireplace is a vented log fired firebox. Please do not throw any paper or other combustible materials in the fireplace.

~ SECURITY: Guests are required to lock all windows and doors of Vista Verde when they are away from the property. Lessee agrees to indemnify and hold harmless Vista Verde, its owners from any and all liability, negligence on the part of either party, loss, damage, injury or death resulting in the use of the property, its fixtures, contents and/or theft or personal belongings.

~ STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms with the exception of the above-mentioned hurricane policy.

~ TRAVEL INSURANCE: We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

____Initial Here

~ WATER AND SEPTIC: This home is on wells and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clogs the septic system, you could be charged damages of up to two hundred dollars (\$200).

~ INTERNET AND PHONE SERVICE: We offer free wireless service, however we can't guarantee your computer will be able to connect. We also can't guarantee that your cell phone will have service. We have a home number that offers free local Wimberley calls and free incoming calls. The number is: 512-847-2812.

~ UTILITIES – From time to time we may lose water, electricity, satellite TV and/or internet service. The reasons could be weather, utility work or otherwise unexplainable. No refunds will be offered due to lack of utilities.

~ APPLIANCES – We do everything possible to keep all appliances in good working order. However, it is impossible to guarantee that all appliances (AC, kitchen appliances, TV, Washer Dryer, Hot Tub, etc.) will be in working order all of the time. If an appliance breaks we do guarantee to make every effort to correct all problems as soon as reasonably possible. No refunds will be provided due to a failed appliance.

~ HOT TUB: No children under the age of 12 permitted in hot tubs at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm till later that evening – Please be sure to adjust the controls before your arrival. Hot tub covers are for insulation purposes and are not designed to support a person or persons. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

~ PARTIES: Our home is not a “party house.” You must stay within the maximum occupancy stated in this Agreement. We do not intend for our home to be used for parties and/or receptions. Up to 4 guests per day may visit.

~ CHILDREN: The licensed guests are aware that the rental is not a "Child-proofed" dwelling or property. The licensed guest releases the owner and their agents of all liability as a result of injury, accidents or death to minor children in their care, while in, on and around the premises. Licensed guests with minor children in their care shall assume the responsibility to move, relocate, lock away or remove any objects or substances which could be considered as dangerous or potentially harmful to the child/children in their custody. Be aware that this property is not completely enclosed by a fence, and that small children will have access to open, unfenced land and to the street. The licensed guest assumes all responsibility with regard to checking, securing, relocating and monitoring of items in cabinets, drawers, storage areas, etc. for anything that could prove harmful should a child access them. Please respect the owners'property by monitoring the activities of the children in your care at all times.

The home is privately owned; 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 lessee acknowledges that he/she accepts full responsibility for informing all guests and visitors of the terms of these documents and waivers.

By Signing Below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____