

The dates that you have requested are available. After you read the agreement, please call us at (530) 544-1966 to confirm that your requested dates are still available. We would like to invite you to visit and inspect our home prior to sending the deposit.

If you want to rent our home please send a \$500 deposit with this signed agreement. We will reserve the dates you have requested and return a signed agreement to you. Confirmed reservation is on a first-come, first-serve basis. If you want to Lock-In your requested dates, you may want to send this agreement by 24-hour mail. **Please make checks payable to Larry & Marlane Dunivent**

1) The rental period shall begin on _____ (date) and end on _____ (date) with a check-in time after 2:00PM and a checkout time prior to 10:00AM. Rent is charged for the check-in day, but not for the check-out day. Early check-in and late checkout times may be approved depending upon circumstances.

a) On some days, guests will be checking in on the same day that previous guests are checking out. The cleaning crew needs at least 4 hours to prepare the home for the new arriving guests. If check-ins and check-outs are not on the same day, we can be more flexible in approving early check-in and late checkout at no charge.

2) Do not deduct from or add the deposit to the "Total Rent." The deposit is separate. It will be paid when you book the property and will be held on your behalf as per the terms of this agreement. There is a cleaning and preparation fee of \$250.00. This fee is to be added to and submitted with the total rent.

_____	\$ _____	\$ _____
Number of Nights	Total Rent	Total Rent +\$250.00 Cleaning Fee

3) **Please be sure you want to rent the home. The following conditions will apply with no exceptions.** If you cancel your reservation within 2 months of the check-in date, the deposit is forfeited. If the full amount of the rent is not received within 30 days of the check-in date, the deposit is forfeited and the reservation is canceled. If you decide not to stay in the home after paying rent, there will be no rent refund.

We regularly have to turn down numerous requests to rent out our home for given time frames. This occurs because we have previously committed and reserved the home for an earlier party.

4) No more than 18 guests and invitees are to occupy the home, and no more than 8 vehicles are to be on the premises during the guests' stay.

5) Guests agree to immediately inspect the premises upon checking in and to report to the owner or the caretaker (house at rear of property), any of the foregoing: previous misuse, neglect or abuse of furnishings, appliances, outside spa and spa cover, equipment, and other apparatus that may have been previously overlooked. Otherwise, guests agree to be responsible for any discrepancies pertaining to the above and any theft or missing property immediately upon departure.

a) If base/heat panels have to be replaced, repaired or straightened, there will be a \$200.00 assesment against the deposit.

6) **Moving or rearranging beds, tables, couches, or other large furnishings is not permitted.** The cleaning people will not move large furniture items back to their original location and outside help must be hired to do so. If large furniture items are moved, the deposit check will immediately be held. The charges to move them back to their original location will be taken from the deposit with a \$100 minimum fee for labor.

7) Motorhomes, campers, travel trailers, and motorcycles are not permitted in Tahoe Meadows as per covenants, conditions, and restrictions of record.

8) No pets are allowed inside or outside the premises. No exceptions.

- 9) The premises will be open, and extra keys will be on the kitchen wall. Upon departure, please leave keys on kitchen wall. Refuse pickup is every Monday morning before 7:00a.m. Please have all trash on edge of road at the east end of the garage driveway by Sunday night.
- 10) Honor the posted rules for the spa and stay off the spa cover. The spa cover is not designed to hold human weight. Upon check-in, the spa and filter will be clean. If you would like to have the spa and filter cleaned again, there will be a \$20 charge for each additional cleaning.
- 11) Please use the pool table for pool playing only. Ball throwing and fighting with cue sticks are very dangerous and could result in serious injury. Directly supervise children under age 16 while using the pool table.
- 12) Please drive slowly within Tahoe Meadows. The roads are narrow and unpaved. The residents and other guests are very sensitive to excessive speed. There are many speed bumps that could damage your vehicles at higher speeds.
- a) It is considered a serious infraction of Tahoe Meadow Rules if vehicles are driven off the designated roads at any time of the year. Don't consider driving in the desert area, the meadow, or on any private property.
- 13) Short-term (8 hours or less) electrical power outages can occur during winter storms. The owners are not to be held liable for such outages. Longer power outages are an understandable inconvenience and if guests wish to check out early, a prorated refund will be forthcoming.
- 14) All auto access to South Lake Tahoe on the check-in day must be closed due to winter storms to be eligible for any rent refund.
- 15) Do not leave children unattended outside the house. Possible hazards to small children include, but are not limited to:
- a) non-domestic animals including coyotes, skunks, geese, hornets raccoons, and bears.
b) a creek with seasonal running water
c) a grass meadow with seasonal standing water.
d) the lake - within 5 minutes walking distance from the house.
- 16) Deposit refund is based on compliances with the terms of this agreement. The deposit, less any justified charges, will be mailed to the guests within 10 days after departure or receipt of returned keys, whichever is longer.

If you have any problems, always contact the owners at (530) 544-1966.

GUEST'S FULL NAME

GUEST'S SIGNATURE

MAILING ADDRESS

CITY STATE

ZIP CODE #

EMAIL ADDRESS

TELEPHONE #

FAX TELEPHONE #

OWNERS: Larry & Marlane Dunivent
P.O. Box 2237
Stateline, NV 89449

OWNERS SIGNATURE

