



VISTA SEAS

875 Noyes Rd, Arroyo Grande, California 93420

(001)805-762-4646 Web: www.vistaseas.com email: info@vistaseas.com

Owners: mjlhome@yahoo.com

Booking Form

Name: _____ Today's date: _____

Address _____

Email: _____ Home Tel: _____ Cell: _____

Booking dates from: _____ 4PM To: _____ 10 AM

Number of people in party. Adults: _____ Children: _____ Ages _____

Rental costs: _____ \$ per week

Non Refundable Deposit: _____ (25%) Obtain payment details from owner

Balance: _____ (Due 8 weeks before arrival)

Security deposit: \$250.00 due with balance of payment

Terms and Conditions

1. The property known as "Vista Seas" is offered as a vacation rental subject to confirmation by Mr. Michael Laprade (The owner) to the renter (The Client).
2. To reserve the property the client should complete and sign the booking form and the terms and conditions, then return it together with the payment of the initial non-refundable deposit of 25% of the total rental due. Following receipt of the booking form and deposit the owner will send the confirmation invoice and statement. This is the formal acceptance of the booking.
3. The balance of the rental together with the security deposit is payable not less than 8 weeks before the start of the rental period. If payment is not received by the due date the owner reserves the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the balance of the rent unless the owner is able to rebook the property.
4. Reservations made within 8 weeks of the start of the rental period require payment in full at the time of booking.
5. In the event of cancellation, refunds of amounts paid will be made if the owner is able to re-let the property and any expenses or losses incurred in so doing will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc., since these are not covered by the owners insurance.
6. Any chargeable expenses arising during the rental period should be settled locally with the owner before departure.
7. A security deposit of \$250. for the rental period is required in case of damage to the property, its contents or violations to this contract. However, the sum reserved by this clause shall not limit the client's liability to the owner. The owner will account to the client for the security deposit and refund the balance within 1 week on completion of inspection of the property after the client's departure.
8. The rental period shall commence at 4:00 PM on the first day and finish at 10:00 AM on the last day. The owner shall not be obliged to offer the accommodation before the time stated and the client shall not be entitled to remain in occupation after the time stated.

9. The maximum number of people staying on the property must not exceed those indicated on the booking form unless the owner has given written permission. Private events with more than 4 guests must be arranged with the owner directly. No noise or other guests are permitted after 10 PM. No weddings, graduations, receptions or similar events.

Photography and handheld video are allowed for personal use only. Any and all photo or film shoots (artistic or commercial) must be cleared in writing by the owner prior to your arrival.

10. The client agrees to be a considerate tenant and to take good care of the property. The expectations are that the refrigerator, shower, toilet, sinks, counters, BBQ, and the house must be left in general in a tidy state. Bedding and towels should be left at the foot of the beds. The expectation is that the house is returned in a reasonable condition, so that no professional cleaning is required by the owner. The owner reserves the right to retain from the security deposit any additional cleaning costs to the house if he deems it is left in an unacceptable condition.

11. Water and Septic: The property is on a well and septic systems. 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 any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages.

12. An inventory will be provided to the client who will notify the owner of any discrepancies prior to assuming responsibility for the property. The client shall report to the owner without delay any defects or breakdowns in equipment or appliances in the property. Arrangements for repair and/or replacements will be made as soon as possible.

13. The owners shall not be liable to the clients:

For any temporary defect or stoppages in the supply of public services to the property nor in respect of any equipment or appliance in the property.

For any loss, damage or inconvenience caused to or suffered by the client which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owner.

For any loss, damage or inconvenience caused to or suffered by the client if the property shall be destroyed or substantially damaged before the start of the rental period. In any such event the owner shall within seven days of notification to the client refund to the client all sums previously paid in respect of the rental period.

Under no circumstance shall the owner's liability to the client exceed the amount paid to the owner for the rental period.

14. The rental fee includes linens and towels as well as soap, shampoo and basic condiments. Renters are to provide their own beach towels.

15. Condiments will be left in the refrigerator for the client's use but the client must remove all his own foodstuffs. A trash compactor is available in the kitchen and a full sealed compactor trash bag may be left for the owner's disposal.

16. Renter acknowledges and agrees to the strict policy of no pets or smoking, or open fires of any kind on the entire property. I authorize the use of my credit card to pay for the \$500. cleaning fee for smoking in this non-smoking residence as well as any undeclared guests or pets.

17. I authorize the deduction from my deposit any credit card, PayPal or wire transfer or convenience fees charged to the owner to secure this rental.

I have read, understood and agree to the terms and conditions attached to this booking form and accept them on behalf of my "party" who will be renting the property "Vista Seas". I am fully authorized to make this agreement on behalf of this "party". I am over 18 years of age.

Dated: _____ Signed: _____

A copy of the renter's valid driver's license is required to be attached with this contract as well as a valid credit card.

Name on card:

Credit card number:

Security code: