

CONDO RENTAL CONTRACT
Terms and Conditions for property located at
1001 Commonwealth Drive, Unit 132
Kings Beach, CA 96143
Phone (530) 546-3570

Fees:

A \$300 security deposit guarantees this rental reservation from _____ to _____ for a total of _____ nights. The nightly rental rate is \$_____. The cleaning fee is \$120. Placer County Transient Occupancy Tax of 10% is applied to both the total rental cost and the cleaning fee for a total tax of \$_____. Total fees covering all of the above are \$_____. The maximum occupancy for this period of time is _____ individuals.

Security deposit, total rent, cleaning fee and taxes are due and payable upon making a reservation if the reservation is made less than 30 days prior to your arrival. Otherwise, the \$300 security deposit is due at the time of reservation and the remaining balance is due in full 30 days prior to your arrival. **Check in time is 4:00pm. Check out time is 11:00am.** The deposit may be used to remedy tenant's default in payment of rent, or to repair or replace personal property of the rented dwelling (exclusive of ordinary wear and tear) or to cover the cost of re-keying unit **if both keys are not returned and secured in the lockbox upon your departure.** If all payments have cleared and if no damages have been incurred, the deposit will be returned in full and mailed to renter within 15 days of departure.

Reservation Process:

Reservations will be taken by email or phone. Upon receipt of a reservation request, we will verify availability and respond ASAP and certainly within 2 business days. The renter will have 5 business days to deliver the reservation deposit and provide signed rental contracts. We will accept a personal check (only if it is received 30 days prior to your arrival date), Visa, or MasterCard. If your personal check is returned unpaid, you will incur a "returned check fee" of \$35. If time allows, we prefer a personal check considering we pay a fee if you utilize Visa or MasterCard. Our reduced rental rates are possible only if we are able to keep our business costs as low as possible.

Cancellation Policy:

- Cancellation of your reservation prior to 30 days of your scheduled arrival date will result in a full refund of funds paid to date.
- Cancellation of your reservation less than 30 days but at least 14 days before your scheduled arrival date will result in a cancellation penalty that will be the equivalent of 50% of the reservation rental amount (penalty not calculated on deposit, cleaning fee or taxes). Examples: A 4 night stay with rent, deposit, cleaning fee and taxes already collected would result in a 2 night penalty if cancellation was received within 14-29 days prior to the arrival date. Further, 2 nights would be refunded along with deposit, cleaning fee and taxes less any Visa/Master Card (V/MC) processing fee if applicable. Using this same example, if the cancellation notice was received any time between 13 and 0 days prior to the scheduled arrival date, the cancellation penalty would be 100% of the reservation rental amount; again - excluding deposit, cleaning fee and taxes which would be refunded.
- The cancellation penalty will be deducted from the funds that have been collected up to the date of the cancellation notification and the remainder of the funds will be mailed within 15 business days.
- Poor weather or poor ski conditions do not void the cancellation penalty. Consideration will be given in the event highway access is closed by Cal Trans or CHP (limited to I80, SR267, SR28, SR89).
- If we are able to book another tenant for the time reserved, we will refund all funds less any V/MC processing fees.

Snow Conditions:

The Homeowners Association at Kingswood Village has a full time maintenance staff that do their best to keep the snow removed from the driveways, parking areas, and walkways within Kingswood Village. Please move your vehicle daily to allow for snow removal and always be prepared for changing weather and snow conditions, which includes traveling with snow chains in the winter months. You should find a snow shovel on the upper deck.

Pets:

No pets are allowed in or around the condo. This is an HOA originated and monitored policy. Violation of this policy will result in the forfeiture of your deposit and possibly eviction without refund.

Smoking:

NO SMOKING IS ALLOWED IN THE CONDO. The renter is responsible for any costs incurred in the removal of smoke odors following their stay.

Firewood:

We **DO NOT** provide firewood for the fireplace in the unit. **If there is firewood on the deck it is reserved strictly for use by the owner.** You may purchase firewood at the local Safeway, Ace Hardware, or numerous other local retail locations. **Be careful to open the fireplace damper before starting a fire as well as turn off the gas log lighter valve/key. Also please make every effort to keep the logs as far back in the firebox as possible otherwise smoke may tend to drift out the front or side of the fireplace.**

Telephone:

The telephone service within our condo is Voice over IP and can be used for US calls. **The service will not connect calls outside the US.**

Amenity Card:

This card (looks like a credit card on a lanyard) allows access to the Kingswood Village pool, tennis courts and exercise room. **Please note that children under the age of 12 must be accompanied by an adult in the pool area and exercise room.** Present the amenity card to the pool monitor and ask for the tennis court combination. The amenity card will be hanging just inside the condo entry door. You must abide by posted pool and amenity rules or lose those privileges.

Be aware:

The Kingswood Village Homeowners Association charges \$150 to replace an amenity card. This extreme measure was deemed necessary because of the high number of cards lost in years past as well as the continued and unauthorized use of facilities due to the missing cards. **So, please take care of the amenity card and be sure to hang it just inside the door when you depart. If you lose it, we will withhold \$150 from your security deposit.**

Condo Keys:

You will receive **two** keys to our condo. You can access the keys in a small lock box mounted just outside the entry door to our unit, #132. You will need the current security code to open the box. I will provide that security code to you a week before your arrival as the code is changed frequently. You will need that code again upon your departure to open the lock box and replace the keys. **If you lose a key and we need to re-key the door, you will incur a charge of \$50 which will be deducted from your security deposit. IF YOU MIGHT ARRIVE AFTER DARK, BRING A FLASHLIGHT TO ACCESS THE LOCKBOX. THE FRONT DOOR LIGHTING IS NOT SENSOR OR TIMER ACTIVATED.**

Parties:

Our condo may **NOT** be used for weddings, receptions or parties as we do not wish to disturb neighbors in the area. Any loud parties could result in eviction and forfeiture of entire rental amount and security deposit. If you are bothered by after hour disturbance problems, call High Sierra patrol at (530) 541-1502 or Placer County Sheriff at (530) 581-6330.

Electronics:

One of the aspects of our condo that we take pride in providing is a fairly extensive array of electronic entertainment and convenience items. However, one challenge we have encountered from time to time is **guests reconfiguring the electronics and/or computing devices and then leaving them in a non-functional state.** The next guest to come along may or may not have the technical savvy to troubleshoot and make the required corrections and/or adjustments. And they should not have to do so. So please adhere to these simple requests:

- Televisions
 - Please keep the remotes near the TVs to which they belong. All remotes are labeled and despite some of them being universal, they are only capable of talking to the TV for which they are labeled.
 - If you want to connect a digital device/camera to a TV for viewing your media or pictures, no problem. But if you remove any cables in the process of connecting your gear, please make sure you put them back the way you found them. This has been especially problematic with the living room TV.
- Stereo/VCR/DVD
 - Please do not remove or change any cables or alter connections for these appliances. We have spent a fair amount of time getting it "just right" and the instructions that are present at the stereo cabinet only work if the connection arrangement is left just as it is.
- Complementary computer/gaming systems
 - Please use the machine responsibly and also ensure that children do the same.
 - Please put the game discs back in their correct jackets/covers.
 - Don't install games or applications or change system settings on the laptop.
- If you do place a file on the laptop (pictures, links, for example), please remove them prior to your departure.

- Router/internet access
 - Please DO NOT make any adjustments or attempt to configure the router or modem in any way. If you want to access the web there is an ethernet connection at the desk in the alcove area for your wired connection convenience. If you want to access via the wireless network, you should have been given the access password prior to your arrival. If not, call us.
 - The security on the router is WPA. The broadcast name is Barrington. If you are unsure how to connect wirelessly, please call us. The router and wireless access is password protected.
 - Please do not leave the laptop on unnecessarily and **BE CERTAIN TO TURN OFF THE MACHINE UPON YOUR FINAL DEPARTURE.**

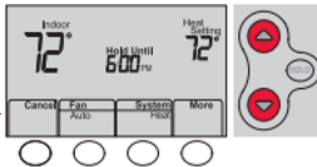
I understand and agree to the guidelines listed above relative to electronics and also agree and understand that I may forfeit up to the full and complete security deposit if I am found to have violated the stated conditions.

General Information:

Check in time is 4:00PM Check out time is 11:00AM Late check outs will be charged \$25 for each half hour after 11:00AM. If you have a problem or find our condo to have a problem upon your arrival, please call me at (916) 632-1001 or (916) 769-4566. Call me if you have any questions regarding check out procedures.

When you arrive and only if the heater is needed

- Press **Cancel**. This will resume the program schedule. The heater will come on if the condo temp is below program set point. →

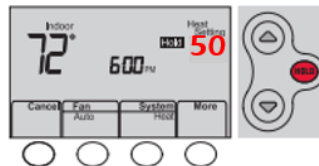


Check Out Procedures:

- Remove all garbage and place in the outside dumpster
- Start dishwasher or wash all dishes ~ do not leave dirty dishes ~ PLEASE CLEAN BBQ GRILL
- Return all furniture, futons, blankets, appliances, games, etc. to their original position
- Close and lock all windows and doors (sliders have overhead locks as well as locks at the handles)
- DO NOT EMPTY ASH FROM FIREPLACE. LEAVE THAT JOB FOR HOUSEKEEPING PLEASE!
- DO NOT make beds
- Be sure to remove all personal items as we are not responsible for forgotten or lost personal items
- Please leave condo in a tidy manner. You may be charged additional cleaning fees if extra cleaning or laundry is required.
- Turn off all lights including any night-lights.
- Return amenity card to hanger just inside entry door

When you leave - THIS IS VERY IMPORTANT -

- Press and release the HOLD button.
- Press the **DOWN** arrow until the indicated set temperature is **50F**. Done.
- This will set the temperature to 50F until the next guest arrives.
- Performing this action will ensure that energy consumption is drastically reduced but equally important in the winter is that the unit will not get so cold that the water pipes could freeze and burst.



- Return condo key to lockbox. You will need the security code to open and secure the key in the lock box. Housekeeping will use the key for condo access.

Rental Contract
Terms and Conditions for property located at
1001 Commonwealth Drive, Unit 132
Kings Beach, CA 96143
Phone (530) 546-3570

My signature below acknowledges that I have read the previous 3 pages of this contract and agree to its terms and conditions. To review:

Arrival Date: [] Departure Date: [] # of nights: []

Nightly Rate: [] multiplied by Number of nights: [] Cleaning Fee: \$120

Plus 10% County Tax: [] plus Security Deposit: [] Total Amount: []

Name (Print) _____ Date _____

Name (Signature) _____

Address _____

NOTE:

Please thoroughly read the complete Rental Contract. Initial each page as indicated, complete and sign this page and return all 4 pages to me along with your total payment of []. You may pay with a personal check, (if time allows) Visa or MasterCard. You may scan this completed contract and email it to me as an attachment or fax it to me (916-632-1001). You will incur a "returned check fee" of \$35 if your bank returns your check.

Mail signed contract and payment to: **Gail Barrington**
3954 Rawhide Road
Rocklin CA 95677

IMPORTANT: TAKE YOUR COMPLETED RENTAL CONTRACT WITH YOU TO THE CONDO. YOU WILL NEED IT TO FOLLOW CHECK OUT PROCEDURES OR IF YOU HAVE A PROBLEM AND NEED TO CONTACT ME. BE ADVISED MY CONTACT INFORMATION IS ALSO POSTED NEAR THE PHONE IN THE KITCHEN.

Upon receipt of payment in full, I will contact you and provide the security code to open the lockbox outside our unit #132 to access the condo keys (see page 2). I will also provide Wi-Fi and laptop passwords. If you have questions or concerns, call me at **(916) 632-1001** or cell: **(916) 769-4566**. You may also email me at the following address: gailbarrington@gmail.com

**WE HOPE YOU ENJOY YOUR STAY AND ENCOURAGE YOU TO SHARE ANY
COMMENTS OR SUGGESTIONS YOU HAVE THAT MIGHT IMPROVE A FUTURE VISIT.
PLEASE TELL YOUR FAMILY AND FRIENDS ABOUT OUR
HOME AWAY FROM HOME AND COME AGAIN SOON.
THANK YOU.**