

# 125 Verde Place

Vacation Cottage Rental

P.O. Box 285

Clarkdale, AZ 86324

[www.geocities.com/stayat125verdeplace](http://www.geocities.com/stayat125verdeplace)

Phone: (928) 634-6769 • Fax: (928) 649-9981

## TENANT RENTAL AGREEMENT AND INFORMATION SHEET

1. **AGREEMENT:** Owner and Tenant agree as follows: Tenant is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends, or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they will have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.
2. **PAYMENT POLICY:** Owners will accept payment by credit card, money order, cashiers' check, or personal check (if paid 30 days in advance). If Tenant pays by personal check rather than cash or credit card, and the check is returned for NSF, a \$50 service charge will be assessed. Keys will not be issued until the check has successfully cleared the bank. Checks should be made payable to: **125 Verde Place**.
3. **SECURITY DEPOSITS:** A \$100 security deposit and a \$20 key deposit are required in advance of stay, if paying by cash or check. Balance for stay is due upon arrival. Deposits will be refunded within one week after inspection of the cottage. Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenant's guests, including, but not limited to, landscaping, appliances, and/or furnishings. If damages are in excess of the security deposit being held, Tenant agrees to reimburse.
4. **CANCELLATION:** A 48-hour cancellation notice is required to avoid charges for one night's stay, and to receive a refund for events tickets.
5. **CHECK IN:** The property will be ready for check in at 3 p.m. Early check-in times are allowed only when the property is cleaned and ready for occupancy, and prior arrangements have been made. Keys will be issued at property location. Picture identification will be required. Keys will not be issued with a balance owing or without a signed rental agreement in the owners', or owners' representative's, possession.
6. **CHECK OUT:** Check out time is 12 noon. All keys and remote controls should be left at the cottage. Prior approval is needed for late check out.
7. **SLEEPING CAPACITY/DISTURBANCES:** **Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following:** **A. Occupancy exceeding the number of guests stated on the reservation confirmation. B. Using the premises for any illegal activity, including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interfere with the neighbors' right to quiet enjoyment of their property.**
8. **CLEANING:** The property will be inspected, cleaned, and sanitized after Tenant's departure. The rental fee paid will provide for normal cleaning so that Tenant can enjoy his/her vacation up to the last moment. Tenant agrees to leave the property in the same general condition that it was received, by making sure dishes are done and put away, and the home is generally picked up and ready to be vacuumed, dusted, and sanitized. If additional cleaning is required appropriate charges will be deducted from the security deposit at a rate of \$30 per hour.
9. **TELEPHONES:** Tenant must use a phone calling card to make long distance telephone calls. Local calls are free. Should long distance calls be inadvertently charged to the owner, Tenant agrees to pay for calls.
10. **SMOKING:** **No smoking is permitted inside. Should Tenant or Tenant's guest smoke inside, an extra charge of \$50 will be assessed for cleaning and deodorizing.**

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

TENANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DRIVERS LIC. NO. \_\_\_\_\_ STATE \_\_\_\_\_ EXP. DATE \_\_\_\_\_