



Casa del los Vaqueros

VACATION RENTAL CONTRACT ADDENDUM A
RULES OF THE HOUSE & GUESTS' OBLIGATIONS

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Property Address:

11/3/2011

We strive to provide our Guests with a safe, comfortable and relaxing home. In order to provide all our Guests with a safe and clean environment we must implement the following House Rules. We have a No Tolerance Policy: if you choose to ignore the following rules, and/or the terms of the contract, you will be escorted off the property and forfeiture of all monies, including deposits.

Guest 1:

Guest 2:

Phone 1:

Phone 2:

Address:

Attendee:

SAMPLE

PLEASE READ AND SIGN UNDER EACH RULE/OBLIGATION

No. 1 OCCUPANCY: (Reiterated) Only names of Guests' listed above are allowed to occupy said rental property, set forth in this contract. Occupancy by additional person may result in eviction without refund. Campers, tents, and recreational vehicles are not permitted to be hook-up to, nor occupied on the premises of said property. Large gatherings are not permitted at or on this property.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 1

Guest Signature

Date

No. 2 CRIME-FREE PROVISION: Guest, occupants, family, invitees or other person under the Guest's control shall NOT engage in or facilitate: (I) any acts involving imminent or actual serious property damage as defined by law. (II) any criminal activity, including but not limited to, drug related criminal activity, any act of violence or threats of violence, other illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, unlawful discharge of firearms, or assault, (III) jeopardize the health, safety and welfare of Guests, and Property Owners or others.

VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL AND IRREPARABLE VIOLATION OF THIS AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE CONTRACT, GUEST WILL FORFEIT ANY AND ALL MONIES.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 2

Guest Signature

Date

No. 3 DANGEROUS MATERIALS: Guest and all parties of Guest, including invitees, shall not have or keep on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, including any type of Bio-Hazardous Material, or any material that might be considered hazardous by a responsible insurance company, and/or government agency, including law enforcement.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 3

Guest Signature

Date



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No. 4 PET/S: Are only permitted with prior permission and a NON-REFUNDABLE FEE AND REFUNDABLE DEPOSIT WILL BE CHARGED. Violation of the pet policy could result in immediate eviction and/or forfeiture of security, cleaning, and or Pet deposits. Pet Addendum must accompany Vacation Rental Contract.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 4 Guest Signature Date

No. 5 APPLICANCES: Property is equipped with Refrigerator, Gas Range, Microwave, Dishwasher, Front load Washer and Front Load Gas Dryer. Appliances, when is use may malfunction, therefore, should not be left unattended. Should an appliance be left unattended and it malfunctions causing damage to Property, Guest will be held responsible for damage. NEVER, EVER LEAVE GAS STOVE OR GAS DRYER WHEN IN USE. FIRE EXHUASTER LOCATED UNDER KITCHEN SINK. USE ALL APPLICANCES FOR THEIR ATTENDED USE, NOTHING MORE. Guest, and all parties of Guest, acknowledges the use of any/all appliances are operated at the risk of Guest. Property Owners will NOT BE RESPONSIBLE for any damages or harm that results from the operation of any/all appliances.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 5 Guest Signature Date

SAMPLE

No. 6 WASHER AND DRYER USAGE: NEVER OPERATE UNATTENDED. Proper Operating Instructions are located on closet door. Always use HE detergent in washer, failing to do so may cause damage to washer Guest will be held responsible for any and all damages to unit. Closet doors should remain open when washer or dryer is in use. Never over fill washer or dryer. Never use washer or dryer for anything other than it's attended purpose.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 6 Guest Signature Date

No. 7 PROPERTY LOCKS: Guest(s) are not permitted to tamper, change, or alter, in any way, the house locks, gate locks, or shed lock. If any of the locks on the Property are deemed inoperable to the Property Owners, or Property Owner's Agent. Guest(s) will be charge for Locksmith fees, new locks (if applicable), and \$65.00 rental for each day the Property is out of service.

No. 7 Guest Signature Date

No. 8 PROPERTY TOOL SHED: Guest(s) are not permitted in the Property Tool Shed. Violation of this policy could result in immediate eviction and/or forfeiture of all monies.

No. 8 Guest Signature Date



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No. 9 SMOKING: Smoking is only permitted on Back Porch. INSIDE THE HOUSE IS A NON SMOKING AREA! VIOLATION OF THIS POLICY WILL RESULT IN A \$350.00 FINE. Even thou the Back Porch is a smoking area, Guest and all parties of Guest, including invitees, must exercise extreme caution for lighted tobacco products. DISGARDING OF LIGHTED PRODUCTS, ASHES, AND/OR FILTERS IN ASHTRAYS ONLY. Arizona is extremely dry climate, fires are started easily. Guest will be held responsible for any/all damages caused by tobacco products. ABSOLUTELY NO ILLEGAL SUBSTANCE ALLOWED ON PROPERTY. Violation of this policy could result in immediate eviction and/or forfeiture of all monies.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 9

Guest Signature

Date

No. 10 PROPERTY IS FULLY FURNISHED: Linens and towels are provided in the units. Blankets and pillows are also furnished. Cooking utensils, plates, and cups. Furniture, etc. Before each Guest check-in a video tape, with time and date stamp, will be taken; inside and outside of the Property. A complete list of inventory is documented; a copy of this inventory can be found inside the home, in the den. If any items are missing or broken Guest will be charged accordingly. Several items inside the home are for sale, please refer to the Inventory book located in the den of the property. Please make arrangements with Property Owners before removing/purchasing the products that are for sale. GUEST MUST REPORT ANY DAMAGED OR INOPERABLE ITEMS FOUND WITHIN 24 HOURS OF CHECK-IN

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 10

SAMPLE

Date

No. 11 FURNITURE: Absolutely no standing, and/or jumping on the furniture, beds, couches, tables, chairs, etc. Furniture is to be used for it's attending purpose. Any damages to furniture that occurs during the Guest occupancy, Guest will be charged for replacement.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 11

Guest Signature

Date

No. 12 PARKING: Only the 2 vehicles, that are listed in contract, are allowed to be parked on the Property and/or in front of Property. Property has a driveway and carport. CARPORT IS VERY LOW CLEARANCE, GUEST ARE RESPONSIBLE FOR ANY DAMAGES THAT MAY OCCUR BY TRYING TO PARK OVERSIZED VEHICLES, INCLUDING FULL SIZE TRUCKS, SUVs, and any other Tall Vehicle, IN CAR PORT. Guest may park vehicles in front of property on street. Guest must be respectful of neighbor's area and not park in front or block their driveways. Violators will be towed off at Guest's expense.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 12

Guest Signature

Date



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No. 13 FURNACE & COOLER: The home is equipped with an Evaporative Cooler which utilizes the same duct system as the Furnace. This means they cannot be used interchangeably. One or the other will be blocked off. They must be switched over by a Professional. During the changing of the seasons such as Spring to Summer, and Fall to Winter. There will only be one operating, either the cooler or the heater. When there is tape over the thermostat (either the heater or the cooler) do not remove this tape. Operating the cooler or the heater without the proper preparations will results in damage. Repairs will be charged to Guest for any damages that occur by voilating this Rule and can result up to \$3,000.00 charge

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 13

SAMPLE

Date

No. 14 PLUMBING: Guest are solely responsible for any damages caused by flushing anything other than toilet paper in the toilets. No feminine products should be flushed at anytime. If it is found that feminine products or foreign matter have been flushed and clog the septic system lines, Guest could be charged damages of up to \$3,000.00. Garbage Disposal is installed in the home. Only small pieces of food products should be released down this drain, NO COFFEE GROUNDS. NEVER PUT HANDS AND/OR ANY BODY PART or ANY OTHER MATERIAL OBJECTS. IN GARBAGE DISPOSAL. If it is found that Guest have used the Garbage Disposal for any reason other than it's intended use, and causes damage to unit.; Guest will be charged damages of up to \$600.00

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 14

Guest Signature

Date

No. 15 HOUSEKEEPING: There is no daily housekeeping service. Guest and all parties of Guest, must clean up after themselves. The Property, inside and out, must be left as it was found in a clean orderly manner. Failure to do so will result in an extra cleaning charge.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 15

Guest Signature

Date

No. 16 NOISE CONTROL: San Manuel, AZ is a small community. Excessive loud noises will not be tolerated, including, but not limited to loud music, parties, verbal disagreements, barking dogs, and/or any loud noise deemed by the Town of San Manuel and/or State of Arizona. All Guest and parties of Guest including invitees, must maintain control of noise at all times. Violation of this policy will result in immediate eviction and/or forfeiture of all monies including, but not limited to, all deposits.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 16

Guest Signature

Date



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No. 17 DANGERS: Arizona has many deadly snakes, poisonous insects, and dangerous animals. Guest and all parties of guest should be aware of these dangers, Guest accept full responsibility for any harm that may be caused by these dangers. Guest shall not interact with, any/all, put not limited to, native plants, snakes, lizards, insects, or any wildlife while on, or in, the Property. If a snake is seen on the property please call the local law enforcement., DO NOT attempt to remove the snake on your own. Property Owners are NOT responsible for any accidents, injuries or illness that occurs while on the premises. By initialing below, it is agreed that all Guests are expressly assuming the risk of any harm arising from their use of the premises or others who they invite to use the premise.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 17

SAMPLE

Date

No. 18 MINOR CHILDREN: MINOR CHILDREN MUST BE ACCOMPLANIED, BY A RESPONSIBLE ADULT, AT ALL TIMES WHILE ON RENTAL PROPERTY. All homes have dangers and hazards for children, this property is no different. NEVER EVER LEAVE CHILDREN UNATTENDED. Guest will be held responsible for any/or damages that may occur by minor children. Guest assume full responsibility for the welfare of minor children. Property Owners will NOT BE HELD RESPONSIBLE for any injuries to minor children and/or any persons on rental property.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 18

Guest Signature

Date

No. 19 SECURE HOUSE: While occupying the home, Guest will never leave the house unsecured. When leaving the residence always lock all doors, gates, and windows. Property Owners or Agents of Property Owners, will NOT BE HELD RESPONSIBLE for any lost items or damaged to Guest's property. Property Owners strongly recommend the Property be locked at all times.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 19

Guest Signature

Date

No. 20 GUEST CHECK-OUT DUTIES: (1) Dishwasher is installed in home, load with dirty dishes, run the appliance, empty and put dishes away. DO NOT LEAVE THE ANY APPLICANCES RUNNING UNATTENDED. (2) All food products should be removed from the refrigerator and cabinets either taken with you or placed in the outside refuse receptacle. (3) Pick up all trash inside the home and outside. (4) Take all trash/refuse out of the property and place it in the outside receptacles. THE PROPERTY NEEDS TO BE LEFT IN A CLEAN AND ORDERLY FASHION. THE NECESSITY OF EXTRA CLEANING WILL RESULT IN AN EXTRA CLEANING CHARGE, WHICH WILL BE DEDUCTED FROM YOUR CLEANING DEPOSIT, PET DEPOSIT (if applicable), AND SECURITY DEPOSIT. PROPERTY OWNERS and their Agents, ARE NOT RESPONSIBLE FOR ANY ITEMS LEFT AT THE HOME.

I have read and fully understand, and agree, to the above Rule/Obligation and acknowledge the penalty of violating the Rule/Obligation

No. 20

Guest Signature

Date



*Casa del los Vaqueros*

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I HAVE READ AND AGREE TO THE TERMS LISTED HEREIN. I UNDERSTAND THAT I SHOULD REPORT ANY DAMAGES THAT ARE IN THE HOME WITHIN 24 HOURS OF MY ARRIVAL TO PROPERTY OWNERS.

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Guest Signature

Date

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Guest Signa

**SAMPLE**

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Property Owner

Date

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Property Owner

Date