

Hacienda Guest House LLC Contract

AGREEMENT TO RENT OR LEASE PARTIES:

The parties to this agreement are LEIGH MILLEUR, herein called owner and _____ herein called tenants.

PREMISES:

The owner hereby rents to _____ the premises commonly known as "The Hacienda" guest house. The Hacienda does not allow smoking or pets. Rental is subject to terms set out herein.

TERMS: This agreement shall commence at 3:00 p.m. _____ and end at 11 a.m.

_____ for the total rent of \$ _____ \$ _____ per night plus tax. This rental is to

be paid in FULL at time of booking. Confirmation and directions will be mailed or faxed upon receipt of payment.

USE: The number of occupants AND/OR guests shall not exceed the number of paying guests at anytime. If at anytime there are more than the contracted guests on the property, it shall be an immediate breach of this contract, and the tenant's shall be obliged to leave the property immediately upon request and shall forfeit the rent. **NO PETS - ADULTS ONLY.**

SECURITY DEPOSIT: Tenants credit card # will be held as a security deposit for the tenants faithful performance of the provisions of this agreement. Tenants hereby agree that their credit card may be used to pay for any damages to the property/residence.

Owner assured his/her property will be in good condition upon the tenants arrival.

Tenants hereby agree to pay for ANY and ALL damages that may occur during the rental period as stated above. The cleaning of the premises up departure is included in the rate, HOWEVER the kitchen must be left in the same CLEAN condition as is when checking in, or there is a extra cleaning FEE of \$ _100_ charged to your credit card.

HOLD HARMLESS AND WAIVER: Tenant's shall indemnify and hold harmless LEIGH MILLEUR from and against any and all claims arising from the tenants use of the premises and any and all amenities on the property available to tenant's, including damages, costs, attorney fees, expenses and liabilities incurred in the defense of any claim or action proceedings arising, there from. Tenants hereby assume all risk of damage to property, including household furniture and good, or injury to person's in or about the premises from any cause, and tenant's family, servants, guests and visitors (with permission of owner)

Each provision of this agreement shall be deemed both a covenant and a condition.

The terms, conditions and covenants of this agreement shall be binding upon and shall insure to the benefit of each of the parties, hereto their heirs, personal representatives successors and assigns.

PLEASE READ AND INITIAL ALL ABOVE PARAGRAPHS, AND SIGN BELOW.

CANCELLATION POLICY: THE CANCEL POLICY IS 20 DAYS PRIOR TO ARRIVAL. CANCELLATIONS WILL RECEIVE 50% (PER NIGHT) OF THE FULL AMOUNT. (NO EXCEPTIONS) \$50 Cancellation fee.

Signature _____ Date _____

Credit Card # _____

V Code _____ Ex Date _____ e-mail _____

Address _____

Name _____ Address _____

_____ City _____ State _____

Zip _____

Phone Number _____ Cell Phone

Number _____

Check In Time is From 3:00 PM to 6:00 PM and Check Out Time Is 11:00AM

Late Check In Is Subject To An Extra Charge!

Email: leigh@cds1.net 707.942.5259