

Le Brun Beach House

18 Lighthouse Shores So. Lake Tahoe, Ca.

Claude Le Brun

Trustee for Anne, Paola and Michelle Le Brun
3386 South Upper Truckee Road
So. Lake Tahoe, Ca. 96150
530-577-6920 530-577-8415 fax

Vacation Rental Agreement

Renter Name: _____
Address: _____

Work Phone: _____
Home Phone: _____
Fax phone: _____

Arrival Date: _____
Departure: _____
No. Nights: _____
No Smoking--NO Pets
Cell Phone: _____

Rental Address: **#18 Lighthouse Shores 530-541-0249 So. Lake Tahoe, Ca.**

Date Booked: _____

No. Bedrooms: 3 (den sleeps 2 ea)
Bathrooms: Four
Sleeps: Six, or eight w/ hideabed

No. in Party: _____ (adults)
_____ (children)

Check in Time: 3 p.m. Check out: 11 a.m.

Rental Amt. @ \$ _____ per day \$.00
Cleaning & Linen Fee 400.00
T.O.T. Tax (@10%) .00
Security Deposit 1500.00
Misc. Charges
Total Amount Due \$.00
Date 1st Payment Due _____

Deposit Rec'd: _____
Date Rec'd: _____
Final Payment Rec'd: \$ _____
Date Rec'd: _____

NOW (\$ _____ = half of rental amount)

Please sign on the bottom and return with deposit or full payment.
Make payable to Patty Thibault and send to
3386 South Upper Truckee Road,
South Lake Tahoe, Ca. 96150

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Time and Manner of Payment:

All deposits are due within one week of making the reservation. If your deposit is not received in that time, your reservation will be cancelled. FULL PAYMENT MUST BE RECEIVED 30 DAYS PRIOR TO YOUR ARRIVAL, except holiday bookings which must be received 60 days prior to arrival. If the reservation is made in less than 30 days, then full payment must be made immediately. All payments must be in the form of cashiers check or money order, personal or business check. Your reservation will not be confirmed until your payment is received, and unless the contract is signed and returned with your payment.

Cancellation Policy: We do not make refunds; however, should a cancellation be made 30 days prior to occupancy date, the Renter can rebook at a later available date but not to exceed one year from the original occupancy date. No refunds will be issued due to road closures or any other weather related reasons.

MAXIMUM OCCUPANCY EIGHT (8) PERSONS

NO SMOKING
NO pets are allowed

Security Deposit: The security deposit will be refunded if there is complete compliance with all of the enclosed conditions. If there is any missing property, or any damage to the unit or it's contents (including water damage), the security deposit will not be refunded. If there has been smoking in a non-smoking area, all of the deposit will be forfeited. Phone charges not paid via credit card will be deducted from the security deposit before it is refunded. Security deposit will be charged for any extra cleaning over and above the \$400 minimum charge, damages, missing items, phone calls, extra people, and maintenance repairs caused by his or her misconduct or negligence.

Occupancy: **Occupancy of the above referenced premises is limited to eight (8) people. Lessee understands that if occupancy exceeds the maximum limit of people, the lease is immediately terminated and the rent and security deposit are forfeited.** The Tenant shall not damage premises or cause any nuisance or act which may disturb the quiet enjoyment of any resident nearby. The Tenant agrees to pay all repairs, replacements and maintenance caused by his misconduct or negligence.

Parking: Parking is provided for five (5) automobiles on the property; however there are no facilities available for parking motor homes or busses and the same shall not be allowed. No parking is allowed on the street.

Liability: The Owner, or his Agent, shall not be liable for any damage or injury to Tenant, or any other person or to any property, occurring on the premises or any part thereof, unless such liability is based on the negligent acts of Owner, or his Agent, and Tenant agrees to hold Owner, or his Agent, harmless from any claims for damages if caused by the negligent acts or omissions of the Tenant or his guests.

I/WE have read the foregoing and agree to abide by the terms of this contract.

Renter Signature: _____ Date: _____

Renter Signature: _____ Date: _____

In case of emergency, please call 530-577-6920.
The caretakers are Patty Thibault and Bret Stephenson.