

# CARPINTERIA BEACH COTTAGES

Thank you for choosing "The Cottages" for your special vacation, located at:

**4863 7<sup>th</sup> St. Carpinteria, CA 93013 One bedroom**

**4870 5<sup>th</sup> St. Carpinteria, CA 93013 Three bedroom**

**Damage Refundable Deposit: \$500.00 HELD WITH CREDIT CARD.**

## RENTAL RULES AND REGULATIONS AGREEMENT

**1. CHECK-IN TIME IS AFTER 3 P.M. PST AND CHECK-OUT IS 10 A.M. PST.**

**2. This is a NON SMOKING cottage.**

**3. Pets are only allowed with prior authorization and must be under 20 pounds. Pet policies and fees in all cases. For authorization: 805-566-0701**

4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.

**5. DAMAGE/Refundable DEPOSIT-** A damage/refundable deposit of \$500. Credit cards are not charged unless damages, as listed below, occur during your stay. The deposit is NOT applied toward rent.

a. Damage is done to unit or its contents, beyond normal wear and tear.

b. Charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are not placed in dumpster, and soiled dishes are placed in the dishwasher and not cleaned.

d. Unit is left unlocked.

e. All charges accrued during the stay are not paid prior to departure.

f. Linens are lost or damaged.

**g. Early check-in or late check-out without authorization.**

h. The renter is evicted by the owner (or representative of the owner).

i. The local law enforcement or a security company employed by My Complex is called in.

**6. CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations made within 30-15 days of arrival will forfeit the first night's deposit. If the cancellation is made within 14 days, you are responsible for the entire stay, unless the cottage can be re-booked for those dates. The statement above also applies to cancelling part of your stay within the 30-day period of time. **There is a \$35.00 administration fee for all cancellations.**

**7. Changing Dates-** You can change your dates **ONCE** after that there will be a charge of **\$40.00** for every time you change the dates.

**8. MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least thirty (30) days prior to check-in.

**9. MAXIMUM OCCUPANCY-** The maximum number of guests is limited to 4 people in the one bedroom and the three bedroom is 6. If this rule is broken you will be charged **\$100.00** a night per person.

10. **2<sup>nd</sup> FLOOR Only for the one bedroom Cottage- No children under the age of 6 permitted on stairs or 2<sup>nd</sup> floor without adult supervision. Any access (or use) to this space is at own risk.**

11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional fee.

13. **WRITTEN EXCEPTIONS** - Any exceptions to the above-mentioned policies must be approved in writing in advance.

CARPINTERIA BEACH COTTAGES

**Lisa Carey, Owner Representative**

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