

# Malibu Luxury Beach House for Rent

## Rental Agreement

Harrison Barnes

32430 Pacific Coast Highway

Malibu, CA 90265,

E-mail: carleen@employmentauthority.com | Phone: (626)243-1881

Name:

Address:

Phone:

Email:

Date:

Dear

This letter will serve as our agreement for your rental of the property located at 32430 Pacific Coast Highway, Malibu, California, 90265. **Your reservation is not confirmed until signed rental agreement and \$10,000.00 security deposit has been received.**

The following are the details of your rental stay:

**Rental Period:** \_\_\_\_\_

Check in is at 3pm, Check out is at noon.

**Accommodations:** 5 Bedrooms (Queen-size Beds), 1 Bedroom (Twin-size bed), 9 Bathrooms. Crib and high-chair will be available.

Rental also includes the following at no additional charge:

**Number of Guests:** \_\_\_\_\_

<b>Rental Charges and Fees:</b>	<b>\$ _____</b>	<b>Rental Amount</b>
	\$10,000.00	Refundable Damage Deposit
	\$300.00	Cleaning Fee
	\$0.00	Pet fee (\$50 each)
	<b>\$ _____</b>	<b>Total Charges/Fees</b>

### Payment Schedule:

Due immediately: Reservation deposit in the amount of \$10,000.000. Your reservation is not confirmed until we receive the deposit.

Due 30 days prior to arrival: \$ \_\_\_\_\_

\_\_\_\_\_(Please initial)

**Cancellation/Refunds:**

If you cancel your reservation on or before 30 days prior to your planned arrival date (\_\_\_\_\_), we will refund your reservation deposit in full. If you cancel after that date, we will refund the damage deposit (\$10,000.00). But we reserve the right to keep the rental amount (\$\_\_\_\_\_). If we are able to rebook the property for all or part of that period, we will refund the rental amount or a prorated share, as appropriate.

Within 14 days after your departure, we will refund the damage deposit, less any amount required to cover repairs for damages (other than normal wear and tear) that occur during your visit.

**Utilities/Phone:**

We will pay all utility costs (water, heat, electric, trash removal, and local telephone). We use Vonage phone service, and all local and long distance calls are free of charge. No international calls are allowed.

**Linens and Kitchen Supplies:**

We will provide linens and towels, as well as starter paper products and some basic cooking supplies.

**Trash Removal:**

Trash is collected on Friday mornings. The three large trash cans on the street at the entrance to the home should be wheeled out to the street the night before.

**Other Important Points:**

We mutually agree to the following:

- The property will not be occupied by more people than we have specified in this agreement.
- Smoking is not permitted inside the house.
- Neither you nor your guests will use illegal drugs on the property.
- You will take care not to play excessively loud music or otherwise create a nuisance to the neighbors.
- The house will be clean when you arrive, and we request that you leave it in good order. You will notify us promptly of any damage or problems that arise.
- Unless there's an emergency, we will notify you 24 hours in advance prior to entering the property during your rental period.

Please let me know if you have any questions. We look forward to your visit, and hope that you and your family have a wonderful visit here in Malibu.

Sincerely,

\_\_\_\_\_  
A. Harrison Barnes

\_\_\_\_\_ (Please initial)

## **Rental Rules and Regulations:**

### **Utilities/Phone:**

We will pay all utility costs (water, heat, electric, trash removal, and local telephone). We use Vonage phone service, and all local and long distance calls are free of charge. No international calls are allowed.

### **Linens and Kitchen Supplies:**

We will provide linens and towels, as well as starter paper products and some basic cooking supplies.

### **Furniture:**

Moving of furniture is not permitted in the luxury beach house.

### **Beach Use:**

Please wash sandy feet outside using the outdoor shower, and not in the interior shower. Washing sand down the interior shower will cause severe plumbing problems. If this occurs, a fee to repair the shower will be taken out of your security deposit.

### **Trash Removal:**

Trash is collected on Friday mornings. The three large trash cans on the street at the entrance to the home should be wheeled out to the street the night before.

### **Parties:**

Absolutely no house parties, get-togethers, dinner parties or social gatherings of any kind are permitted in the luxury beach house. Holding any sort of social event over 12 people will result in the forfeiture of the security deposit and possible eviction. Should a house party or group attempt to occupy the property by any method, they will be immediately evicted and/or admittance refused and the reservation deposit, rent and security deposit will be forfeited as liquidated damages. Under-age alcohol or drug use of any kind will be turned over to the authorities. Guests shall be liable for all acts of the families, invitees, employees, or other persons invited onto the property by guest.

### **Pets:**

Pets are permitted in the luxury beach house only with prior approval. A \$50 fee per pet applies. Pet owners are responsible for cleaning up any and all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture will result in a partial loss of your security deposit.

The luxury beach house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

We urge you to exercise caution when visiting the beach. High tide can come very quickly, so please be aware. Please do not allow children to be alone on the beach without adult supervision.

**Check Out Information:**

Upon check out, please do the following:

- throw away all food from refrigerator and pantry
- if baby items were used, such as pack and play or highchair, please put these items back in the hallway closet
- clean and put away all used dishes

**Other Important Points:**

We mutually agree to the following:

- The property will not be occupied by more people than we have specified in this agreement.
- Smoking is not permitted inside the house.
- Neither you nor your guests will use illegal drugs on the property.
- You will take care not to play excessively loud music or otherwise create a nuisance to the neighbors.
- The house will be clean when you arrive, and we request that you leave it in good order. You will notify us promptly of any damage or problems that arise.
- Unless there's an emergency, we will notify you 24 hours in advance prior to entering the property during your rental period.

By signing below, I agree to all terms and conditions of this agreement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Payment Methods:**

You can pay for your luxury beach house stay using the following payment methods:

- Credit Cards: Visa or Mastercard. To pay by credit card, fill out the bottom half of this page.
- PayPal: Make a payment via your PayPal account to carleen@employmentauthority.com
- Check or money order. Make checks payable to A. Harrison Barnes, and send to 175 South Lake Avenue, Suite 200, Pasadena, CA 91101.

If you wish to use a credit card for this rental, please provide the following information and either email to carleen@employmentauthority.com or fax to (435) 283-4483:

Name on credit card:

\_\_\_\_\_

Billing Address:

\_\_\_\_\_

\_\_\_\_\_

Type of Credit Card: Visa or MasterCard

1. Credit card number: \_\_\_\_\_

2. Exp. Date: \_\_\_\_\_

3. 3 Digit code on the back of the card: \_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. By signing below, I agree to all terms and conditions of this agreement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_