

Claridge House RENTAL AGREEMENT

4228 E 2nd St, Long Beach CA, 90803

PHONE: 562-832-2588

FAX: 562-685-0990

EMAIL: Sfjohnassociates@aol.com

1. Check-in is between 12pm and 8pm. Check-out is 11 am. Please indicate on your Reservation Form whether you need special handling outside of these hours. Special times are only allowed when there is sufficient time for property cleaning.
2. Smoking is not permitted inside the home.
3. Pets are welcome once the pet rental agreement is executed and the pet security deposit is satisfied.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. SECURITY DEPOSIT- A security deposit is required for all bookings. The deposit automatically converts to a security/damage deposit upon arrival. It is fully refundable within (30) days of departure, provided the following provisions are met.
 - No damage is done to unit or its contents, beyond normal wear and tear.
 - No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - All keys are left in the lock box or as instructed in the confirmation letter (email).
 - All charges accrued during the stay are paid prior to departure.
 - No linens are lost or damaged.
 - NO late check-out.
6. PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward rental fees. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Your Name. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (60) days before your arrival date.
7. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 25% cancellation fee. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. See item number fourteen (14) of this contract. **Please note, if we can re-rent the home at the same rate for the same length and period of time, we will refund all monies to you less a \$250 cancellation fee.**
8. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to ten (10) persons. Additional charges will apply for every guest that exceeds the maximum.
9. MAID SERVICE – While linens and bath towels are included in the home, daily maid service is **not included** in the rental rate however is available at an additional rate. RATE CHANGES – Rates subject to change without notice.
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11. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
12. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
13. EARTHQUAKE & STORM POLICY - No refunds will be given due to "Acts of God". We highly recommend you purchase travel insurance.

Please sign and fax within 48 hours to 1(562) 685-0990.

- 14. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. If you wish to purchase travel insurance, search "trip insurance" online for reputable brokers.
- 15. Indemnification and Hold Harmless. You agree to indemnify and save harmless the Owner and Agent for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Your use and occupancy of the Premises including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by You. Neither Agent or Owner are providing any other warranty of any kind, except as otherwise expressly provided herein, whether written or oral, statutory or contractual, express or implied, including, without limitation, THE WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE, which are hereby expressly excluded. The terms "Agent" and "Owner" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms "Tenant," "You," and "Your" as used in this Agreement shall include Tenant's heirs, successors, assigns, guests, invitees, representatives and other persons on the Premises during Your occupancy (without regard to whether such persons have authority under this Agreement to be upon the Premises), where the context requires or permits.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Renter Name (Printed): _____ Date _____

Renter Signature: _____ Date _____