

River House - Tim and Julie Mundahl
(512) 930-3800
(512) 423-5924

Tenant vacation rental agreement information sheet
Please sign and return with payment.

Name: _____

Address: _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____ Fax _____

Drivers License # _____ E-MAIL _____
(Please include driver license copy with agreement)

Reserved Dates: IN: _____ OUT _____

Number of: Adults _____ Children _____ Pets _____

AGREEMENT: is between Tim and Julie Mundahl, the Owners and renter(s) Reference to owner will mean Tim and Julie Mundahl and Renter will mean Renter(s) agree as follows: Above renter is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No lock box combination will be issued to anyone who is not an adult. FOR THIS AGREEMENT AN ADULT IS ANYONE 25 YEARS OR OLDER.

2. PETS: With prior approval only and a \$25 one time cleaning fee is required. You MUST clean up after your pet. That includes properly disposing of all waste material. If any waste material is found on the property, a portion of your security deposit will not be refunded. You must also maintain control of your pet at all times, and NEVER leave a dog unattended. This means you must take your pet with you when you leave the house.

3. SECURITY DEPOSIT: The security deposit is \$300 for a vacation rental. The security deposit is due 10 DAYS of after making your reservation. Your security deposit is fully refundable within 10 days of checkout provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Renter is liable for all replacements and repairs that are outside what is normal wear and tear

4a PAYMENT SCHEDULE

\$ _____ Total Rent Quoted
\$ _____ Pet cleaning fee of \$25 (if applicable)
\$ _____ Pet deposit of \$100 (if applicable)
\$300 Security deposit due 10 days of booking
\$ _____ Grand total within 10 days of planned arrival

5. CANCELLATION: Should you wish to cancel this reservation, notice of cancellation MUST BE IN WRITING AND RECEIVED MORE THAN 14 DAYS PRIOR TO YOUR CHECK IN DATE. We will refund the sums you have paid, less a \$100 cancellation fee. If your notice of cancellation is RECEIVED 14 OR LESS DAYS PRIOR TO YOUR CHECK IN DATE, you will forfeit all sums paid, except your security deposit and pet fee, unless we are able to re-rent the property to someone else, at the same rate, for the same period. If the property is rented we will only charge the

\$100 cancellation fee.

6. CHECK IN: Check in time is 3:00 PM. EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY. PRIOR APPROVAL IS REQUIRED.

7. CHECK OUT: Check out time is 12:00 A.M. THERE IS AN EXTRA CHARGE FOR LATE CHECK OUT AND PRIOR APPROVAL IS NEEDED. Please return all keys to the lockbox at the location.

A \$30 per hour fee will be charged for each hour (or portion thereof) past the required check out time. A \$20 per item fee will be charged for each lost key

8. CLEANING: Each property will be inspected, sanitized and cleaned after your departure. The rental fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. YOU ARE REQUIRED to leave the property in the same general condition that you received it in by making sure dishes are done and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$25 per hour. All trash must be taken with you when you leave. If trash is left, a portion of your deposit will be withheld.

10. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. THERE IS NO MAID SERVICE.

11. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items including insect repellent. Since we provide only a limited supply of toilet paper, paper towels and other dispensable items to get you started on your first Few days of your vacation, you should plan on making a trip to the grocery store to replenish these items as you need them.

12. RENTERS LIABILITY: renter agrees to accept liability for any damages caused to the property (other than normal wear and tear) by renter or renters guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, renter agrees to reimburse Tim and Julie Mundahl for costs incurred to repair/replace damaged items either by deduction from security deposit

13. SLEEPING CAPACITY/DISTURBANCES: renters and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: A.) Occupancy exceeding the sleeping capacity stated on the reservation confirmation. B.) Using the premises for any illegal activity including, but not limited to drug use, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C.) Causing damage to the premises rented or to any of the neighboring properties. D.) Any other acts which interferes with neighbors' right to quiet enjoyment of their property

14. HOLD HARMLESS: Tim and Julie Mundahl do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, dish TV, VCR, appliances, electricity or plumbing. Nor will Tim and Julie Mundahl accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond their control.

15. CATASTROPHES: (hurricane, tornado, earthquake, flood, act of terrorism, etc.) If a catastrophe occurs, the owner is not responsible for any of the following:

1. Finding alternate lodging for the renter.

2. Renter's financial losses related to transportation or alternate lodging. If, on the day that the rental is scheduled to begin, the property is uninhabitable, or the property is not reachable by the renter's usual means of transportation, or access to the property by visitors has been prohibited by authorities, then the owner will at the option of the renter either refund all money paid by the renter for the vacation rental, including any deposit and prepaid rent or hold all funds for a future rental. If renters are required by local authorities to evacuate the area, and actually do so before their stay in a vacation rental is completed, then the owner will refund or hold for future rental a pro-rated portion of the unused rent, plus any deposit.

16. River: renter hereby acknowledges that the property is on the river and the undersigned is fully aware that the river and surrounding patio/deck can be dangerous, that the deck/patio can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Renters should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the pool and patio areas. NO GRILLS ALLOWED ON THE WOOD DECK.

17. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

19. PAYMENT BY CHECK: If the renter pays by check rather than money order and the check is returned for NSF there will be a \$50 service charge. Lock box combination will not be issued until check clears bank. Checks should be made payable to Julie Mundahl

20. FAX/MAILING ADDRESS: This signed agreement, a copy of your drivers license, and a deposit check should be mailed to:

Julie Mundahl

305 Marquesa Trail

Georgetown, TX 77633

or faxed to 1-512-930-3800

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

Renter SIGNATURE _____ DATE _____
Please Initial and date each page.