

Huntington Beach Cottage Vacation Rental Agreement

Huntington Beach Cottage Location: 218 and 216 and 214 3rd Street,
Huntington Beach, California 92648

218 Walnut, Unit A and B
Huntington Beach, California 92648

Contact Information: Shirley Hsueh,
Phone: (714)915-2244

1. **RESERVATION FEE:** A \$500 reservation fee is required to book and confirm requested dates. Reservation fee will be completely applicable to total rental costs.
2. **DAMAGE/SECURITY DEPOSIT:** A damage/security of up to \$500 can be charged. The fee will not be charged provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, unauthorized pets or collection of rents or services rendered during the stay.
 - c. All keys are left on the kitchen table, and unit is left locked. Twenty-five (\$25) shall be deducted from security deposit for any lost set of keys or any part thereof.
 - d. Units with garage door. Garage doors are left closed. Garage door openers are to be left on the kitchen table. Twenty-five (\$25) shall be deducted from security deposit for lost garage door openers.
3. All charges accrued during the stay are paid prior to departure.
4. All trash and debris is placed into trash cans, either inside the house or in large trash cans in back patio or alley.
5. No linens are lost or damaged. Linens, to include sheets, pillowcases, and towels to be left in laundry basket or hamper in laundry room at departure.
6. NO Early check-in or late check-out.
7. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
8. **CLEANING FEE:** A cleaning fee will be charged per reservation. **PAYMENT:** All reservations must be paid in **FULL 7 days prior to ARRIVAL.** Seven days prior to arrival your credit card on file will be automatically be charged the balance unless you have requested otherwise.
9. **FORM OF PAYMENT: CREDIT CARD**
10. Full payments made are made 7 days **PRIOR TO ARRIVAL.** \$500 Deposit applied toward rent. All invoices are via email.
11. The balance is charged to the credit card on file 7 days prior to arrival. If you want us to charge

another credit card let us know earlier than the 7 days prior to arrival.

12. **CANCELLATIONS:** A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations made **less than thirty (30) days** prior to the scheduled arrival, or changes that result in a shortened stay, **forfeit the RESERVATION FEE.**
13. **INCLUSIVE FEES:** Rates include a one-time linen-towel setup. No daily maid service shall be provided. Amenity fees are included in the rental rate.
14. **REFUNDS:** Changes in furniture, decor, or amenities, or inconveniences such as power outages, road closures, weather conditions, acts of God, terrorism, presence of mold or allergic reactions, sensitivity to cleaning supplies used, neighborhood construction, neighborhood noise or road noise, will not allow you to reduce or eliminate the rate of your stay.
15. **CHECK-IN TIME** is after **4 P.M. PST** and **CHECK-OUT TIME** is **11 A.M. PST. NO Early Check-ins please.**
16. **KEYS:** Keys will be placed inside the cottage, and the back door will be left open on the day of your arrival or lockbox with code will be given. When you arrive, please go directly to the unit you have reserved.

For Cottage 1 (218 3rd Street), please make your way to the residential alley directly behind the cottages. The residential alley is accessible off of Olive or Walnut Street. You may go in through the back metal gate that will lead you to the back door and make your way inside.

For Cottage 2 (216 3rd Street) remember that the front of the cottage is not visible from 3rd Street, it is directly behind (214 3rd Street, owners' residence); this cottage can also be accessed through the residential alley off of Olive or Walnut Street, the back door and steps are visible from the alley and you may also make your way inside.

If you have any questions, concerns or have any trouble making your way here, please feel free to call.

17. This is a **NON SMOKING** home, smoking is not permitted on the premises.
18. **PETS** are permitted in Cottage 1 (218 3rd Street) with prior notice and approval, but are not permitted under any conditions in the other units.
19. **FURNISHINGS:** The Huntington Beach Cottage and units come furnished. All equipment in units should be in working order. We have made every effort to ensure you have a comfortable and pleasant stay. Please report any inoperative equipment to the owners or alternate emergency contact number if provided. We will make every reasonable effort to have the problem corrected in a timely manner. Under no circumstances will there be a reduction of rent for any mechanical failure of washer, dryer, TVs, internet access, microwave, refrigerator, stove, toaster or other appliances.
20. **SUPPLIES PROVIDED:** We will provide the following supplies for each guest: bath towel, washcloth, beach towel. The cottage will be furnished with dish towels; hand dishwashing liquid, hand soap, shampoo, conditioner, soap, paper towels, and toilet paper. For your convenience, trash bags and a small amount of kitchen staples, such as: sugar, Splenda, powdered creamer, coffee, teas, cooking oil, and spices *may* be provided. These items will not be replenished during your stay. In addition, a beach umbrella, beach bag, beach chairs, boogie boards, beach toys, and charcoal barbecue have also

been provided. Please check bedroom closets, kitchen cabinets and garage for the above items.

21. **TELEVISIONS:** Bedrooms and Living room come with flat screen televisions cable channels.
22. **LINENS/LAUNDRY:** Prior to check-out, please place used sheets, pillowcases and all used bath and beach towels, in laundry room in basket or hamper provided.
23. **MAXIMUM OCCUPANCY:** The maximum number of guests in the cottage is limited for each unit.
24. **CARS/PARKING:** Parking provided is limited to two (2) vehicles for each unit. Please **DO NOT BLOCK ALLEY**, or **NEIGHBORS**. Any illegally parked cars that are subject to towing, parking citations or fines is the sole responsibility of the vehicle owner.
25. **LOCAL INFORMATION:** A guest notebook shall be found in living room with driving instructions and phone numbers to local grocery stores, attractions and emergency information such as the closest hospitals. If available, we would be happy to assist you with your vacation plans or directions, please let us know how we may help. Take advantage of “**Surf City Nights**” on **Tuesdays**, a sort of farmer’s market, promenade with street performers taking place one block away on Main Street and continuing indefinitely. Also, take advantage of the **Farmer’s market/Fair** that takes place most **Fridays**, at Pier Plaza, near the pier also, one block away from the Cottage.
26. **ASSUMPTION OF THE RISK:** By renting the cottage, you assume responsibility for it and its contents as well as your personal property, as well as any damage or injury as a result of whom you invite onto the property. Owners will not be liable for lost or stolen personal property of guests. Be sure to lock the door when you leave, and do not share keys with anyone not in your party. Owners shall not be liable for illness, injury or accidents on the premises or as a result of the use of the property.
27. **WRITTEN EXCEPTIONS:** Any exceptions to the above mentioned policies must be approved in writing in advance.
28. **RIGHT OF ENTRY:** Owners maintain a right of entry onto the premises to make any repairs or maintenance as needed. Owners will make every attempt to do such repairs or maintenance at guests’ convenience.