



Welcome to Bee Canyon, your private estate in San Luis Obispo, CA. We welcome you to our central coast home. We've gone to great lengths to make this home one of the premier properties on the coast. We hope you enjoy your stay, and will do everything possible to make it a great one.

Below you'll find the Rental Agreement documents so we can get your application in the works.

To confirm your time slot, please complete the Rental Application below and mail it back to the address below.

Upon acceptance of your application, I will email you within 2 business days with your confirmation and check-in information.

I'm very available by phone or email should you have any additional questions. We look forward to your stay, and hope to make your trip to the Central Coast a very enjoyable one.

Sincerely,

Joe Jacobs, Property Manager  
Tel: 760-217-7452  
<http://www.myhomerental.biz>

**APPLICATION TO RENT**    *(Please print clearly or type)*

DATE \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_ HOW LONG \_\_\_\_\_

CURRENT CITY/STATE/ZIP: \_\_\_\_\_

HM PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

BUSINESS/WORK PHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_

If you're renting a vehicle during your stay, please tick this box  and disregard the below vehicle information.

DRIVERS LICENSE NUMBER \_\_\_\_\_ EXP DATE \_\_\_\_\_

AUTO LICENSE NUMBER \_\_\_\_\_ MAKE AND MODEL \_\_\_\_\_

STATE/COUNTRY OF REGISTRY \_\_\_\_\_ VEHICLE COLOR \_\_\_\_\_

PRESENT EMPLOYER: \_\_\_\_\_

LENGTH OF EMPLOYMENT \_\_\_\_\_

EMPLOYER'S ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

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**DO YOU CONFIRM YOU WILL PERMIT NO MORE THAN SIX PEOPLE (INCLUDING YOURSELF, GUESTS, RELATIVES & VISITORS) AT THE HOME?**

YES NO

**DO YOU CONFIRM YOU AND YOUR GUESTS WILL NOT SMOKE INSIDE THE HOME?**

YES NO

**DO YOU CONFIRM THAT PETS ARE NOT PERMITTED ON THE PREMISES?**

YES NO

**DO YOU CONFIRM THAT YOU WILL HONOR OUR "JAPANESE HOME" CUSTOM OF NO SHOES (SLIPPERS WILL BE PROVIDED)?**

YES NO

**DO YOU CONFIRM THAT YOU WILL NOT ENTER THOSE AREAS OR ROOMS MARKED "PRIVATE"?**

YES NO

**IF YOU ARE ACCEPTED FOR RENTAL PLEASE PROVIDE US WITH EMERGENCY INFO.**

**IN CASE OF EMERGENCY, PLEASE NOTIFY:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

*APPLICANT REPRESENTS THAT ALL OF THE ABOVE STATEMENTS ARE TRUE, ACCURATE, AND COMPLETE. APPLICANT HEREBY AUTHORIZES VERIFICATION OF THE ABOVE INFORMATION, INCLUDING BUT NOT LIMITED TO OBTAINING A CREDIT REPORT. APPLICANT AGREES TO FURNISH ADDITIONAL CREDIT REFERENCES UPON REQUEST. APPLICANT UNDERSTANDS THAT THE LANDLORD MAY TERMINATE ANY RENTAL AGREEMENT ENTERED INTO FOR ANY MISREPRESENTATION OF THE INFORMATION ABOVE. THE APPLICANT'S SIGNATURE BELOW AUTHORIZES THE OWNER TO VERIFY ABOVE STATED INFORMATION.*

**X** \_\_\_\_\_

SIGNATURE IS REQUIRED FOR PROCESSING

**NOTICE TO APPLICANT**

ACCEPTANCE OF THIS APPLICATION BY JOE JACOBS DOES NOT IMPLY APPROVAL THEREOF. APPLICANT IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PAPERWORK IS COMPLETE PRIOR TO OCCUPANCY. POSSESSION OR RESERVATION OF RENTAL WILL NOT BE CONFIRMED UNTIL ALL PAPERWORK IS COMPLETE.

**HOME RENTAL AGREEMENT / INFORMATION SHEET**

PLEASE SIGN AND RETURN, ALONG WITH YOUR CHECK OR MONEY ORDER

**REQUESTED DATES:**

**CHECK IN DATE:** \_\_\_\_\_ (Check in Time is 3PM or Later)

Please arrange your arrival accordingly, as the maids will be prepping the home prior to 3PM

**CHECK OUT DATE:** \_\_\_\_\_ (Check out Time is 11AM or Earlier)

**TOTAL NITES:** \_\_\_\_\_

NUMBER OF ADULTS \_\_\_\_\_; CHILDREN \_\_\_\_\_; PETS \_\_\_\_\_

**(Maximum Occupancy is 6, No guests or Visitors beyond a total of 6 occupants in the home at any time please)**

1. AGREEMENT: Jim Zukowski, the Owner, and Tenant agree as follows: Above Tenant is an adult and will be an occupant of the owner's home during the 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 keys will be issued to anyone who is not an adult.
2. PETS: No pets are allowed in the home.
3. SECURITY DEPOSIT: A \$1500.00 security deposit, **refundable** within 10 days after your departure, and a \$125.00, **non-refundable** exit-cleaning fee is required.

**4. PAYMENT SCHEDULE**

50% of rent period is due on booking, Balance, plus all deposits are due 45 days prior to arrival.

\$	Rent for _____ Nites @ (\$ _____ /Nite)
\$	7.75% CA State Sales Tax.
\$1500.00	Security Deposit of \$1500 ( Plus credit card # on file)
\$125.00	Exit Cleaning Fee (non refundable)
\$	<b>TOTAL RENT PLUS REFUNDABLE SECURITY DEPOSITS</b>
\$	<b>←DEPOSIT DUE WITHIN 7 DAYS (50% of Rental Fee) or reservation is not confirmed. Full Payment is due if checking in prior to 45 days</b>
\$	<b>Balance due 45 days prior to arrival (Includes refundable deposits)</b>
<b>Security Deposits are refunded WITHIN 10 DAYS AFTER CHECK OUT</b>	

5. Cancellation Terms: If the reservation is canceled 45 days or more prior to arrival, you will receive a full refund less a 10% service fee. If reservation is canceled with less than 45 days notice and if total payment has been received you will receive a full refund less a 10% service fee if we rebook the reservation; If we do not rebook the reservation, then you will receive no refund. Holiday weeks, tournaments, and special events are excluded from refunds.

Should you wish to cancel this reservation, notice of cancellation **MUST BE IN WRITING AND RECEIVED MORE THAN 45 DAYS PRIOR TO YOUR CHECK IN DATE**. We will refund the sums you have paid, less a 10% 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 AND PRIOR APPROVAL IS NEEDED. Keys will be ready for pick up at property location. Keys **WILL NOT** be issued with a balance owing or without a signed rental agreement in the owners possession.

7. CHECK OUT: Check out time is 11:00 AM. **THERE IS AN EXTRA CHARGE FOR LATE CHECK OUT AND PRIOR APPROVAL IS NEEDED**. Please leave all keys, remote controls, at the location. A \$50 hour fee will be charged for each hour (or portion thereof) past the required check out time. A \$50 per item fee will be charged for each lost key not returned.

8. CLEANING: Each property will be inspected, sanitized and cleaned after your departure. The exit cleaning fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. Please leave the property in the same general condition that you received it 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 \$35 per hour per person.

9. TELEPHONES: Local calls are free. YOU MUST USE A PHONE CALLING CARD TO MAKE LONG DISTANCE TELEPHONE CALLS. On the back of your calling card there should be options for dialing; for example with AT&T you would dial 1-800 call ATT. If you have a local long distance carrier like Pac Bell, you will need to use the 800 number on the back of the card. Telephones may be used to make as many local calls as you wish. Should long distance calls be inadvertently charged to the owner, renter agrees to pay for calls plus a 15% service fee, and owner has the right to charge renter's credit card.

10. HIGH SPEED INTERNET: There is no extra charge for internet access. Access speed is provided thru a wireless modem and is approximately 1 Mega bits/sec. 50x faster than dial up. A wireless Network Interface Card (NIC) (installed in your PC) is required to connect to the network. You can connect to the wired connection by simply plugging in the CAT 5 cable (supplied) to your network card. You should have general knowledge of a computer and network settings. Typically, when a wireless modem or network card is installed on your PC, your PC should "auto detect" the network.

11. FIREPLACES/HEATING: California has one of the countries highest utility/energy costs. The below allowance necessary to control costs, and are included in this agreement to protect the owner from abuse of utilities. Normal use not incur additional charges. The first \$100 of fireplace/heating cost is included in your weekly utility allowance. Any use over \$100 will be added to your bill. \$100 equals reasonable use of heating control. Keep it low and you will be billed additional charges. This policy is in effect purely to keep utility costs in check.

12. WHAT WE SUPPLY: The property is fully equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen and laundry facilities. Open box items, like Sugar, Flour, Spices are onsite and available for your use. Closed box items, like unopened food items, corked wine, etc are the possession of the owner and should not be consumed.

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

14. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants 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, Tenant agrees to reimburse the owner for costs incurred to repair/replace damaged items.

15. SLEEPING/OCCUPANCY/GUEST CAPACITY: **Sleeping capacity and maximum number of guests or visitors in the home at any time is 6 people.** Occupants and/or visitors beyond a total of six are not permitted. Tenants 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.) Occupants and/or guests exceeding a total of six. B.) Using the premises for any illegal activity including, but not limited to, 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, E.) Violation of the 10:00 PM Noise Ordinance.

16. HOLD HARMLESS: Jim Zukowski **does not assume any liability** for loss, damage, theft, 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, gas, electricity or plumbing. Nor will Jim Zukowski accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond his control.

17. HILLTOP TERRAIN: Tenant hereby acknowledges that the property they have reserved includes access to hill top decking and steep terrain. The undersigned is fully aware that these areas 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. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of property.

18. HARMFUL VEGETATION AND INSECTS: Tenant hereby acknowledges that the property they have reserved includes harmful vegetation and insects. The undersigned is fully aware that these can be dangerous and accepts and assumes all risks related to the use of the property.

19. FIRE HAZARD: Fire is a hazard and Tenant acknowledges this hazard and agrees to act responsibly to avoid any occurrence of fire such as, but not limited to, smoking out of doors only on paved areas and abiding by all regulations in effect regarding fire and open flames.

20. 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.

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

**X** \_\_\_\_\_

Signature of Guest

**X** DATE \_\_\_\_\_

**X** \_\_\_\_\_

Printed Name

*We will confirm acceptance within 2 business days via email or phone.*

**PLEASE MAIL or FAX BACK TO:**

*Joe Jacobs  
P.O. Box 330  
Arroyo Grande, CA 93421  
Cell: 760-217-7452  
eMail: joe@myhomerental.biz  
Toll Free Fax: 866-458-1575*





