

Austin Vacation House
SHORT TERM RENTAL AGREEMENT

Arrival Date: _____ **Departure Date:** _____
Check in time: 4:00 PM **Check out time:** 12:00 PM

Alternative arrival or departure times can be arranged upon request. Please check with management to make arrangements.

Tenant Information

Name: _____
Home address: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell / Work Phone: _____
Email: _____
Driver's License Number: _____ Issuing State: _____
Tenant will provide a photocopy of a picture ID. You must be at least 25 years of age to rent property.
Emergency Contact: _____ Phone: _____

At least one co-tenant requested for unrelated parties.

Co-Tenant's name: _____
Home address: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell / Work Phone: _____
Email: _____
Driver's License Number: _____ Issuing State: _____

Please list first and last names and approximate ages of the people in your party:

Adults: _____

Children under 18: _____

Pets: # _____ Type of pet(s): _____

(Note: Pets must be declared. Our property is not suitable for children under five and they are not allowed on the premises.)

Property Information

The Lone Star House, Austin, TX

Rates: \$ _____ / night x _____ nights = \$ _____ **OR** \$ _____ / week x _____ weeks = \$ _____
+ \$ _____ security deposit = **Total:** \$ _____

Security/damage deposit and signed rental agreement required to hold a reservation. Remainder of rent is due at least 14 days prior to arrival date. **No access codes or keys will be provided without a signed rental agreement and full payment of deposit and rental amount.** All taxes and cleaning fees are already accounted for in nightly rate. Deposit is refunded within 30 days of departure provided there are no damages.

Cancellation Policy

30 days notice required for full refund. Cancellations within 30 days of arrival results in forfeiture of security deposit, but any rent paid will be refunded.

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Property Rules

- **The signers of this rental agreement are responsible for making sure everyone in their party, including any guests invited to the property, is aware of and abides by the property rules. Failure to abide by the property rules, especially in instances of smoking on the property and exceeding the occupancy, may result in forfeiture of your deposit, possible eviction, and/or criminal charge, depending on the severity of the infraction.**
- **You must be at least 25 years old to rent the property. There is a two night minimum for all rentals.**
- **THERE IS ABSOLUTELY NO SMOKING ON PROPERTY.** This includes inside the houses AND in the outdoor areas such as the pool, yard, carport, and parking areas. Any evidence of smoking (butts, odors, burn marks, etc.) will result in a cleaning charge of \$1000 and possible eviction.
- **Tenant agrees to return property in the condition in which it was rented.** Any damages or losses incurred during tenant's stay will be deducted from the security deposit. In the event that damages are greater than the security deposit paid, tenant agrees to pay additional costs of repair or replacement. Security/damage deposit will be refunded within 30 days of departure. **UNDER NO CIRCUMSTANCES** is tenant authorized to make repairs to any part of the property and/or treat the pool with chemicals. If pool, spa, house, or property needs attention, call, text, or email and we will attend to the issue.
- **Indemnity:** Tenant acknowledges that there is no lifeguard and/or security service on the property. Tenant agrees to use and occupy the leased property, including, but not limited to the swimming pool and spa, at tenant's own risk and hereby indemnifies Owner/Operator from all claims from any injury or death of any person or for the loss of or damage to any property of Tenant or Tenant's agent, guests, employees, or other third parties. In addition, a latching gate is provided for the pool and yard. City ordinance requires that the gate to the pool area remains closed when not in use.
- **Occupancy & Party Policy:** Overnight occupancy at any time of more than six people is considered "Theft of Services" and will result in forfeiture of the entire security deposit, no refund of rental fees, possible eviction, and may result in criminal charges. Furthermore, this is a home, **not** a party facility. Due to safety concerns, cleaning costs, and other issues, no more than 12 total guests are allowed on the property without consent from management. An additional fee or deposit is also required. Unapproved parties of more than 12 individuals will result in the immediate forfeiture of your deposit, possible eviction, and possible criminal charges, depending on the severity of the infraction.
- **Pets & Kids:** Well-behaved children over the age of five and pets are welcome on the property, but both must be declared prior to arrival. Our property is **not** suitable for small children, therefore, kids under the age of five are not allowed on the property, even for day visits. Undeclared pets found on the property will result in forfeiture of your deposit. You are expected to pick up after your pets and to put "poop bags" in the trash. Children are to be supervised and cleaned up after as well. Limited cleaning supplies are provided for this purpose. Additional damage deposit (refundable) and/or cleaning fees may be charged for pets and young children. Tenant agrees that pets and children under 18 will not be left unsupervised in the pool area.
- **Trash and recycling** service is provided curbside by the City of Austin. We do expect you to do your part by recycling as much as you can and placing your garbage **in a trash bag** in the bins under the stairs before you depart. Paper (newspaper, office paper, junk mail, cereal and soft drink boxes, corrugated cardboard), aluminum and metal cans (food cans & soda cans), glass (jars and bottles), rigid plastics (#1 through #7 including yogurt and margarine tubs) are all accepted for recycling in the blue bins provided. Rinse out your food and drink containers before putting them in the recycling bins. Trash pick-up is on Friday mornings. Tenant agrees to put trash and/or recycling in proper containers and tenant or Owner/Operator will set out trash and recycle containers for pickup between 8pm Thursday evening and 7am Friday morning.

All tenants over the age of 18 must review and sign the rental agreement.

<hr/> Signature of Tenant	<hr/> Date	<hr/> Signature of Co-Tenant	<hr/> Date
<hr/> Printed name of Tenant		<hr/> Printed name of Co-Tenant	
<hr/> Signature of Tenant	<hr/> Date	<hr/> Signature of Co-Tenant	<hr/> Date
<hr/> Printed name of Tenant		<hr/> Printed name of Co-Tenant	

Austin Vacation House
PO Box 50545
Austin, TX 78763

Telephone: (512) 481-2816 Email: info@austinvacationhouse.com
Fax: Available upon request Web: <http://www.austinvacationhouse.com/>
Tip: *No scanner? Take non-blurry photos of your signed agreement with your smartphone and send them via email.*

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Credit Card Information

To pay with a credit card, please fill out this form. If this form is submitted more than 30 days prior to your reservation, we will charge only the deposit amount unless you specifically authorize the full amount. If this form is submitted within 14 days of your reservation, we will charge the whole amount - rent and deposit. After your departure, provided there are no damages, your deposit will be returned to you within 30 days, though usually much sooner.

The charge will show up as AUSVACHOUSE on your statement.

PLEASE PRINT LEGIBLY.

Cardholder's Name: _____

Card Type: (circle one) Visa | Mastercard | Discover | American Express

Card Number: _____

Expiration Date: Month: _____ Year: _____

Card Security Code: _____ (For Visa, Mastercard & Discover, this is the 3-digit code on the back of your card. For Amex, this is the 4-digit code on the front of your card.)

Billing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Email address: _____

(A copy of the receipt will be emailed to you if you provide an address.)

Dates of stay: _____

Deposit amount: \$ _____

Rent amount: \$ _____

Select payment option: Charge the full amount to my card in one single payment (deposit and rent)
 Charge the deposit now and the rent amount 14 days prior to my arrival.
(If reservation is made 14 days or less prior to arrival, deposit and rent will be charged in single payment.)

Signature of cardholder: _____

By signing this form, you hereby authorize this transaction.