

****LINCOLN PALM LAKE PROPERTY, LLC****

****ARRIVAL CONFIRMATION and RENTAL AGREEMENT****

Renter Name and Address

**Reservation #
Made By:**

**Phone:
Email:**

Thank you for making a reservation with Lincoln Palm Lake Property, LLC. Please take a moment to review the following information to verify its accuracy:

Arrival Date:

of Adults:

Departure Date:

of Children:

Date Reservation Made:

Rental Price for ___ Nights:

Optional Cleaning Fee

300.00

Placer County TOT 8%

Amount Received:

Balance Due:

Security Deposit:

\$1,000.00

Signed Arrival Confirmation, Security Deposit
and 50% of Rent Due By:

In lieu of laundering sheets and towels and
leaving house as clean as it was found.

Tax on overnight rental and cleaning

Remainder Due By:

Property Info: 7535 W. Wise Road, Lincoln, CA 95648 **Phone:** (916) 645-0444

Check-In Time is 3:00 P.M. / **Check-Out Time** is 11:00 A.M.

Holidays: Absolutely no early check-ins or late check-outs around holidays, and no daily maid service will be available.

Maintenance: Please notify our office within 24 hours of any maintenance items that arise during your stay.

Confirmed Guests: Your reservation is subject to immediate cancellation or additional charges if you have brought more guests than the property allows.

Paper Products: We supply a starter kit of paper products (Dish soap, Dishwashing Powder, Garbage Bags, Paper Towels, Toilet Paper), when these are depleted you will be responsible for purchasing an additional supply if needed.

Kitchen: Kitchen is supplied with pots, pans, microwave, coffee maker, toaster, and service for the amount of guests the property accommodates. Spices and condiments will not be provided.

Property Damage and Missing Items: Property is subject to inventory prior to arrival and after guest departure. Guests will be responsible for any broken or missing items detected after guest departure. You will be notified and those charges will be deducted from your security deposit. Please inspect the property upon your arrival and notify us immediately if you should notice any previously damaged items.

Parking: Parking is available in driveway at East gate, including a covered area for RV's if reserved. Parking on the dirt road is at your own risk as it is a common drive for farm equipment.

Garage Door and Gate Openers: There will be a \$50 charge to replace openers not returned to our office.

Shipping: Please supply us with a FedEx number to return personal items left in the property. We can also use your credit card on file to ship personal items left in the property.

Lost or Stolen Items: Lincoln Palm Lake Property, LLC is not responsible for any personal items.

Renter Initials _____

Non-Smoking Property: If there is any evidence of smoking inside the property, you will be responsible for additional expenses for the cleaning of the property (i.e. upholstery, drapes, carpeting).

Compensation: Lincoln Palm Lake Property, LLC will not compensate guests for acts of God (i.e. road closures, floods, mud slides, snow storms, power outages, cable outages and other instances beyond our control).

Pets: There will be an extra \$75 pet cleaning fee (per pet). **If you will be planning on leaving your pet alone in the house, please bring a crate.** Pet sitting is available. Please clean up the yard after your pet's use.

Parties: Of any form (Bachelor, Bachelorette, Graduation, Sorority, Frat, etc.) are not permitted in Lincoln Palm Lake Property, LLC property without written approval and event insurance; no exceptions.

Quiet hours are from 10:00pm to 7:00am. If we receive a complaint from the neighbors, you will receive a verbal warning. If we receive a second complaint from the neighbors, you will immediately be evicted and lose your security deposit. If the police are called even once, you will immediately be evicted and lose your security deposit.

Weddings: Absolutely no weddings will be approved without a wedding planner. If approval is not obtained for a wedding, you will automatically lose your security deposit.

Telephones: The property does not have a long distance phone block. Any long distance calls that you make which appear on an owner's bill will be charged to your credit card on file.

Hot Tub: Your hot tub is cleaned and serviced for your arrival. You are required to shower before entering the hot tub. An outdoor shower is provided. During your stay, if there is excessive use of the hot tub (above what is deemed as normal) and you require cleaning, it will be your responsibility to pay for extra cleaning.

Fishing: Fishing is allowed if using non-barbed hooks and you agree to catch and release. If more than a few fish are found dead after your visit, your security deposit will be charged accordingly.

Hunting: No hunting is allowed on the property without prior written consent from Lincoln Palm Lake Property, LLC and a proper hunting license.

Agency Relation: Lincoln Palm Lake Property, LLC represents the owner of the property in this transaction.

Property Damage, Sales, or Unavailability: Lincoln Palm Lake Property, LLC reserves the right to move or cancel your confirmed reservation. Advance notice will be given as soon as possible.

Rental Charges: Are due in full 60 days prior to arrival. All reservations require 50% of the rental fee upon reserving the property, and the remaining 50% is due 60 days prior to arrival.

Confirmed Reservations: Your reservation is deemed confirmed after we receive the signed confirmation and payment. Your reservation is not confirmed until we receive your signature, which must be faxed back to this office within 48 hours.

Cancellation Policy: You may cancel this reservation without penalty, within 7 days of the original date of booking. Thereafter, it is assumed that you have read, understood, and accepted the terms and conditions herein. In the event you must cancel this reservation, you must notify us in writing or by facsimile. In the event of a reservation cancellation more than 45 days prior to arrival, we reserve the right to retain one night's rate cancellation fee; 44-30 days prior – we retain 50% of the rental amount; 29 to 15 days prior – we retain 75% of rental amount; and 0-14 days prior – no refund. A full refund will be paid if we are able to find another tenant at the same terms.

Holiday Cancellation Policy: The cancellation policy is as follows if your reservation includes a holiday (Christmas, New Years, Thanksgiving, Fourth of July, and/or Labor Day, Memorial Day, Easter). In the event of a reservation cancellation more than 45 days prior to arrival, we reserve the right to retain 75% of the rental amount; 0 to 44 days prior – no refund. A full refund will be paid if we are able to find another tenant at the same terms.

Security Deposit: You have been charged a security deposit which we hold incase of any major damages during your stay. Your security deposit will be refunded to you within 14-21 days after departure, if there are any deductions, they

Renter Initials _____

will be itemized for you. Your security deposit will be refunded in the form of a check that will be mailed to you, or in the form it was paid, i.e. credit card.

This reservation is not valid if made for over 31 days in length.

I grant Lincoln Palm Lake Property, LLC permission to charge my credit card for Reservation # _____

Credit Card Type: VISA Ending In: _____ Expiration Date _____

in the name of: _____ for the Amount of: \$ _____

Cardholder Agreement: I agree to pay the above charges according to my credit card agreement.

Signature of Cardholder

Date

Printed Name of Cardholder

Date

I have read, understand and agree to the above terms and policies for reservation # _____.

Signature of Renter

Date

Printed Name of Renter

Date

Lincoln Palm Lake Property, LLC
319 G Street, Ste 4
Lincoln, CA 95648
Office Phone 916-645-0444
Office Fax 916-645-7077

Property Address and phone:
916-645-8033
7535 W. Wise Road, Lincoln, CA 95648

Real Estate Investing

During your stay with Lincoln Palm Lake Property, LLC, please let us know if you would like a current list of homes for sale.

Contact: Michelle Mills, Hope Real Estate, Inc., (916) 276-0541 or email: Michelle@MichelleMills.net

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