

BLACK OAK REAL ESTATE VACATION RENTAL AGREEMENT PAGE 3

LUCRETIA L ALLEN

BY _____

Lucretia L Allen _____

CLIENT(S) _____

PROPERTY MANAGER

WE DO NOT ACCEPT CREDIT CARDS

DEPOSIT REFUND: CHECK # _____ **CHECK MAILED** _____

(PAID CASH) _____ **DATE PAID** _____

PAID BY CHECK _____ **DATER** _____

PAID BY MONEY ORDER OR CHASHIERS CHECK _____ **DATE** _____

BALANCE DUE: _____ **\$935.00** _____

**BLACK OAK REAL ESTATE VACATION RENTAL
INSTRUCTIONS AND AGREEMENT**

23854 LAKE DR CRESTLINE CA 92325-0869

POBOX 869

PHONES: OFFICE: 909-338-5500 FAX: 909-338-3695

DATE OF CONTACT: _____

It is a pleasure to welcome you as our vacation client. We believe that if you are familiar with some of our obligation, responsibilities and policies, most misunderstandings will be avoided and subsequently, a better relationship will be established between us.

We are managers for the owners of rental properties and are bound by legal contracts with them, as well as with our vacation clients, in all actions we take. We believe we can best service the interests of our owners by offering a complete, courteous and prompt service to you, their client. You are requested to read the Vacation Rental Agreement which you have signed or will sign with us. It is a legal document and is binding on all parties who have signed it. We, as the property management, have no authority to deviate from this contract. We will be very happy to answer your questions about it but you are requested not to as us to breach any of its covenants.

A security deposit will be posted by all vacation clients. This deposit is made by you, the client, to indicate your good faith that you will abide by all covenants of the Vacation Rental Agreement. I you do not fulfill your part of the contract; the deposit will be used to reimburse the owner for any loss he suffers. If the deposit should be inadequate to cover the loss, you will be billed for the balance.

**RENTAL TERMS AND CONDITIONS AS FOLLOWS: PLEASE CHECK OFF
ITEMS AS THEY COME IN AND ARE PAID FOR:**

ADDRESS: 1092PAN SPRINGS LN BIG BEAR CITY CALIFORNIA

ARRIVAL: / /2008 AT: 10:AM DEPARTURE: / /2008 AT: 2:PM

DATE TOTAL PAYMENT IS DUE: / /2008 _____

RATES ARE AS FOLLOWS:

| | | |
|--|---|------------------------|
| DAILY:\$ <u>175.00</u> | NUMBER OF NIGHTS <u> </u> <u> </u> | DATE PAID _____ |
| TOTAL CHARGE FOR NIGHTS:\$ <u> </u> .00 | | DATE PAID _____ |
| 7% BED TAX:\$ <u> </u> | | DATE PAID _____ |
| RESERVATION FEE:\$ <u>150.00</u> | | DATE PAID _____ |
| DAMAGE DEPOSIT:\$ <u>150.00</u> | | DATE PAID _____ |
| CLEANING FEE:\$ <u>65.00</u> | | DATE PAID _____ |
| LINEN FEE: \$100.00 | | DATE PAID _____ |
| TOTAL DUE: \$ <u> </u> | | DATE PAID _____ |
| BALANCE DUE: \$ <u> </u> | | DATE PAID _____ |

Client shall pay the balance due within the specified allotted time given before the commencement date of this contract.

Should the client not pay the deposit due within the specified time allotted for the contracted date of arrival, this rental agreement shall be deemed cancelled, null and void and of no force or effect whatsoever. Property management shall be released from obligation.

Clients initials _____