



Welcome to Duna La Quinta, your private home in La Quinta, CA.

Joan and I, both welcome you to our desert oasis. We've gone to great lengths to make this home a very comfortable and clean vacation retreat for you. We do hope you enjoy your stay, and will do everything possible to make it a great one.

Below you'll find the Rental Application so we can get your reservation in the works.

To reserve your time slot, please complete the Rental Application below and snail mail or fax it back to:

Cell: 760-217-7452

Fax: 866-458-1575

eMail: Joe@MyHomeRental.biz

Snail Mail: P.O. Box 330, Arroyo Grande CA 93421

(NOTE: I may have provided you an alternate address, depending on where I am this week)

When mailing, please include a check or money order with your application.

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 La Quinta a very enjoyable one.

Sincerely,

Joe & Joan Jacobs

Please review the entire agreement prior to completing these forms, to be certain you can comply with the terms and conditions of the rental agreement.

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

DATE _____

PROPERTY ADDRESS: 78121 Calle Norte, La Quinta, CA 92253

FULL LEGAL NAME: _____

CURRENT ADDRESS: _____ HOW LONG _____

CURRENT CITY/STATE/ZIP: _____

HM PHONE: _____ FAX: _____

BUSINESS/WORK PHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

SOCIAL SECURITY NUMBER _____ DATE OF BIRTH _____

(Required for Credit Check, then destroyed)

DRIVERS LICENSE NUMBER _____ EXP DATE _____

LICENSE PLATE NUMBER _____

(You will be issued a Parking Pass)

___ TICK HERE IF YOU'RE RENTING A VEHICLE AND DO NOT KNOW YET

MAKE AND MODEL _____

STATE WHERE REGISTERED _____ VEHICLE COLOR _____

PRESENT EMPLOYER: _____ LENGTH OF EMPLOYMENT _____

EMPLOYER'S ADDRESS _____ PHONE _____

Initial Here: **X** _____

PAGE 2

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

WILL YOU BE BRINGING A PET?..... YES NO

HOW MANY? _____ (2 MAX)

IF SO, PLEASE DESCRIBE THE PET(S):

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 WITH YOUR PAYMENT

RENTAL HOME LOCATION: 78121 Calle Norte, La Quinta, CA 92253

REQUESTED DATES:

CHECK IN DATE: _____ (Check in **3PM** or Later)

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

CHECK OUT DATE: _____ (Check out **10AM** 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:** Joe Jacobs, 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:** Pets are allowed when approved in advance. Contact owner for pet release form. A \$250 fee will be imposed for unauthorized pets in the home.
3. **SECURITY DEPOSIT:** A \$500.00 security deposit, **refundable** within 10 days after your departure, and a \$125.00, **non-refundable** exit-cleaning fee is required.

Initial Here: **X** _____

4. **PAYMENT SCHEDULE** - Please mail a check for the balance due, unless we have agreed otherwise.

Please fill in the blanks below and mail a check for 50% of the total. The balance, plus all deposits are due 45 days prior to arrival. If this is a short notice booking, include the full payment.

\$	Rent for _____ Nites @ (\$ _____ /Nite) Or _____ Weekly Rate Or _____ Monthly Rate
\$	8.75% CA State Sales Tax
\$500.00	Security Deposit of \$500
\$	Pets \$5.00/nite per pet. (2 Pets Maximum)
\$	Pet Deposit (ENTER \$200) if applicable, this is refundable if clean.
\$125.00	Exit Cleaning Fee (non refundable)
\$	TOTAL
\$	⇐DEPOSIT DUE WITHIN 7 DAYS (50% of Total) or reservation is not confirmed. Full Payment is due if checking in prior to 45 days
\$	Balance due 45 days prior to arrival
Security Deposits are refunded 10 DAYS AFTER CHECK OUT	

5. Cancellation Terms: Should you wish to cancel this reservation, notice of cancellation **MUST BE IN WRITING AND RECEIVED MORE THAN 60 DAYS PRIOR TO YOUR CHECK IN DATE**. We will refund the sums you have paid, less a 10% cancellation fee. If reservation is cancelled with less than 60 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 cannot rebook the reservation, then you will receive no refund. Prime holiday, high season, tournaments, and special events are excluded from refunds.

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 the front gate of the 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 10:00 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 or garage remote control not returned.

Initial Here: **X** _____

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 free local calls. 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. High speed access is provided thru a DSL modem, it's wired and also wireless (if you have a wireless NIC). It's approximately 5 Mega bits/sec. 150x faster than dial up. A Network Interface Card (NIC) (installed in your PC) is required to connect to the network. There is no PC on site. You can connect to the wired connection by simply plugging in the CAT 5 cable (supplied) to your network card, or wirelessly if you have a wireless NIC. 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. The network "secure key" code is located next to the modem. This code will permit you into the network.

11. **AIR CONDITIONING/HEATING:** California has one of the countries highest utility/energy costs. The below advances are necessary to control costs, and are included in this agreement to protect the owner from abuse of fees. Normal use will not incur additional charges. The first \$100 of AC/heating/ cost is included in your utility allowance. Energy use over \$100 will be added to your bill. \$100 equals reasonable use of heating/cooling control. Keep it low and you will not be billed additional charges. This policy is in effect purely to keep utility costs in check, and to make you aware that additional charges could be incurred.

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 room. We do not provide a hair dryer or shaving utensils.

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.

Initial Here: **X** _____

15. SLEEPING/OCCUPANCY/GUEST CAPACITY: **Sleeping capacity is 5, 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: Joe Jacobs, his Partners, Corporations and Trusts, or Duna La Quinta 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 the nearby golf course, construction projects, street maintenance, or any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Joe Jacobs accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. You acknowledge you are renting a property on a Golf Course and accept full responsibility for personal injury or damage to your person, guests, or pets.

17. HOT TUB, POOL & PATIOS: Tenant hereby acknowledges that the property they have reserved includes access to community hot tubs, tennis court, and pools, the undersigned is fully aware that the hot tub and surrounding patio/pool/deck 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. Additionally, tenants should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the hot tub, pool, tennis court, and patio areas.

18. 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.

Initial Here: **X** _____

19. CREDIT CARD:

In some cases we can accept a small deposit (up to \$1000) by credit card in order to hold your reservation. We do not accept rental payments by credit card, but require this credit card release form on file. Please send a check for the balance due, unless we have agreed otherwise.

(Sign here) **X** _____

THIS SIGNATURE CONFIRMS AUTHORIZATION TO DEBIT YOUR CREDIT CARD FOR THE AMOUNTS SPECIFIED IN THIS AGREEMENT.

(Tick one) ___ VISA ___ MASTERCARD ___ AMEX ___ DISCOVER ___ CHECK

_____ EXP DATE _____

BILLING address of Card: (if different than your home address)

FOR THE 50% REQUIRED DOWNPAYMENT TO CONFIRM THE RESERVATION, AND THEN SUBSEQUENTLY THE REMAINING BALANCE TO COMPLETE FULL PAYMENT OF THE RENTAL HOME. ALSO NOTE THAT YOUR CREDIT CARD WILL BE CHARGED ANY EXCESS CHARGES ABOVE YOUR SECURITY DEPOSIT IF DEEMED NECESSARY FOR CIRCUMSTANCES DESCRIBED IN THIS AGREEMENT.

20. PAYMENT BY CHECK or WIRE: If the Tenant pays by check or wire, rather than credit card, and the check/wire is returned for NSF there will be a \$50 service charge. Keys will not be issued until wire or check has successfully cleared the bank. Checks should be made payable to Joe Jacobs.

21. MAILING ADDRESS: This signed agreement along with a check (Payable to Joe Jacobs), if applicable, should be mailed or Faxed to:

Cell: 760-217-7452
Fax: 866-458-1575
eMail: Joe@MyHomeRental.biz
Snail Mail: P.O. Box 330, Arroyo Grande CA 93421

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

X _____ DATE _____

AUTHORIZATION & RELEASE

Authorization is hereby granted to Joe Jacobs to charge my credit card.

My signature below authorizes the charges, and I guarantee payment in full.

Authorization is further granted to charge my card for any misuse, breakage, or damage to personal property items, which could occur during the normal use of these items. I understand that by breaching the rules of this agreement, I may forfeit my security deposit, and may be liable for additional charges above and beyond the security deposit..

I understand the balance of this contract is due 45 days prior to my arrival date. I understand that security deposits, less any damages will be refunded to my credit card, 10 days after check out date. I agree to the rental agreement terms and conditions stated above, and/or attached to this document.

X

Applicants Printed Name

X

Applicants Signature

Date

Please fax or snail mail the above 9 pages to:

Cell: 760-217-7452

Fax: 866-458-1575

eMail: Joe@MyHomeRental.biz

Snail Mail: P.O. Box 330, Arroyo Grande CA 93421

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

Pet Rules (Sign and Return **if bringing a pet**)

Pets are allowed on prior approval of the owner. This is one of the few communities where dogs are allowed and warmly welcomed. Some of our neighbors have pets, and most everyone here is very friendly towards other pet owners. There are no loud annoying barking dogs in the area, and we trust your pets will behave the same.

We allow potty trained pets and require an additional \$200 pet deposit (fully refundable on exit if clean). Pets are \$5.00/nite per pet. Guests of tenant with pets are not permitted on the premises.

You must maintain control of your pet at all times, and NEVER leave a dog unattended. If you are leaving for the day and don't wish to take your pet with you, you must place your pet in a local kennel or find alternative solutions to leaving the dog alone at the property. If you are renting the property on a month-to-month basis, it is acceptable to leave your pet at the home while you are out.

You must clean the home to the same level it was when you arrived; meaning pet hairs should not be visible. No waste stains on grass areas. Any complaints from neighbors regarding excessive noise or other nuisances may be cause for immediate termination of the lease and forfeiture of the tenant's security deposit. A one-time warning will be issued prior to a termination.

> **Pets are not allowed on beds, chairs, or sofas**

> **Pets are not allowed in pool or Jacuzzi**

Toilet Etiquette:

Please keep **all areas** free from pet waste. Please be 100% certain to pick up after your pet. There is a pooper scooper in the garage. If you are spotted not cleaning up after your pet, I will get fined \$40, and therefore must pass this fine onto you. I have provided a pooper scooper on site for your convenience. You'll see it in the garage.

Upon check out, please remove all pet hair; no pet hair should be visible on exit.

I have read and understand the pet rules above. I agree with the rules and authorize you to collect fee's should the pet rules be breeched.

TENANT SIGNATURE _____

DATE _____