

Sample Contract

(_____)

C/O Scottsdale Concierge

18657 N. 91st St.

Scottsdale, AZ 85255

E-mail scottsdaleconcierge@cox.net

602-625-2300

480-275-8974 fax

RENTAL AGREEMENT:

Check-in time is at 4:00 p.m. Checkout time is by 10:00 a.m. No exceptions, please. Properties come complete with most everything you need, including: pillows, blankets, sheets, towels, kitchen utensils, plates, cooking wear.

Minimum age of contractual clients is 18 years old. All funds must be received 30 days prior to your reservation date. Please sign and return this contract with monies due upon receipt of Contract to secure your reservation.

Please make personal checks payable to " (_____)" or if paying by Visa, Mastercard or AmEx, "Scottsdale Concierge" will show on your credit card statement. A 3% fee will be charged if using a credit card for payment.

NAME: _____

ADDRESS: _____

PHONE: _____

It is hereby agreed that the above-mentioned tenant occupies the premises located at:

PROPERTY ADDRESS, Scottsdale, AZ 85255

From ___//08_____ to ___//08_____ only under the following

Conditions:

Occupancy of this home is not to exceed the amount of people (adults and children) so stated except for day use. This house sleeps """""" people max.

CANCELLATION POLICY: If you cancel 60 days prior to your reservation, you will receive your deposit back less a \$200 administration fee. If you cancel less than 60 days prior to your reservation, the rent becomes non-refundable. Rent paid will be refunded ONLY if the property is re-rented for the time that you had reserved minus the administration fee.

It is further mutually agreed between parties as follows:

I. Should the property that you reserve become unavailable due to circumstances beyond our control, we will do our best to place you in a comparable accommodation or will return money in full if we cannot.

II. Tenant will not cause or allow any undue noise, upon registration of a call or complaint of same to police department, agent or owner will automatically have the right to give the tenant notice to vacate without legal action.

III. Tenant and/or guests shall not violate any County, State or Federal Law in or about the premises. Parties are NOT ALLOWED! Parties would include, but not be exclusive to, activities of people other than the tenants. Violation of this section will be cause for a \$250 charge to your credit card.

IV. Please park vehicles in the garage. If you will have more than 2 vehicles, you must make note of it when sending in this agreement. Parking of trailers is not permitted. The City of Scottsdale does not

allow overnight parking on the street.

V. Tenant will be liable and must pay for any damage to the house other than natural wear and tear.

VI. Upon your departure, any home that needs excessive cleaning due to abnormal wear and tear will be charged cleaning charges by our cleaning crews.

VII. In case suit shall be brought by Landlord for failure to vacate said premises, or for the recovery of the provisions of this agreement, or for any obligation of tenant arising under this agreement, the Landlord shall be entitled to recover all of the costs in connection there-with, including but not limited to resonable attorney fees, whether or not the action proceeds to judgement. All disputes shall be resolved by a court of competent jurisdiction at Scottsdale, Arizona, which court shall have exclusive jurisdiction.

VIII. Tenant will be billed and held responsible for any charges incurred as a result of excess trash pickup.

IX. Agent or Owner will not be held responsible for Tenant's personal property. You are visiting the Sonoran Desert, beware of scorpions.

X. We maintain a relationship with a 24 hour warrantee company if anything goes wrong in the property during your stay. Your concierge is available to you 24/7 by phone for any questions or concerns you may have.

XI. The home is on a lockbox system. It is very user friendly. There will also be 2 sets of keys in the property and 1 automatic garage door openers. There will be a \$75 fee for lost keys/opener (s).

XII. Utilities are included in the rental price.

XIII. Please observe the 10pm curfew in the common areas!

CONSIDERATION:

\$ _____ Rent

\$ _____ 4.65% Scottsdale City Bed Tax (IF STAY IS LESS THAN 1 MONTH. 1.65% IF STAYING OVER 1 MONTH)

\$200.00 _____ Cleaning fee, non-refundable

\$ _____ Total

Tenant agrees to Terms:

SIGNATURE _____ Date _____

In lieu of sending a credit card #, you may send in a fully-refundable \$500 check to cover the security. You are renting a home, this is an important part of this contract and necessary. \$500 is for security ONLY, not for rental payment.

Credit Card # _____ Exp Date _____ (circle) MC/Visa

Please sign and return Contract with your personal check or credit card number to secure your reservation.

A copy of this contract will be mailed to you as an acknowledgment. All of our homes are non-smoking. A \$300 charge to your security deposit will ensue if there is smoking in our homes.

Received by: _____ on the _____ day of _____, 200__.