

THE AMARILLO HOUSE RENTAL AGREEMENT

This agreement constitutes a contract between the guest(s) and THE AMARILLO HOUSE.

Please read this Vacation Rental Lease Agreement thoroughly. Any monies received by The Amarillo House for occupancy of vacation property are in acceptance of the terms and conditions of this Vacation Rental Lease Agreement. It is the responsibility of the guest(s) to be familiar with all policies within this agreement. This rental agreement is entered into by and between the renter, hereinafter referred to as "Guest", and The Amarillo House hereinafter referred to as "Agent".

1. **TERM:** The term of the lease shall begin on the arrival date stated on your invoice and end on the departure date agreement. The property will be ready for occupancy no earlier than 4:00 pm CST on the arrival date and must be vacated no later than 11:00 am CST on the departure date.
2. **RENT:** The rent will include cleaning fees and a refundable damage deposit payable as follows:
3. **PAYMENTS:** The following payments are due at time of reservation:
 - 100% of rental fee to secure reservation.
 - Security Deposit \$250 (see paragraph #6).
 - Cleaning fee \$50.00 for Lone Star Loft and \$75.00 for Hideaway. This is to prepare the house for next renter; linens and towels provided; no daily housekeeping service.
 - Note: payments can only be made in the form of credit cards.
4. **LIMITED OCCUPANCY:** Lone Star Loft: 4 and Hideaway: 6

The houses will not be rented to anyone under 21 years of age. If the Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.

5. **SECURITY DEPOSIT:** The \$250 shall be paid at the time of reservation and will be returned in not less than two weeks via your credit card if no damage to the premises is found after your departure.
6. **NON-DISTURBANCE CLAUSE:** Renters agree to behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10 PM where outdoor noise should be kept to a minimum. If the Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
7. **CARE OF PREMISES/DAMAGES: NO PETS ALLOWED. NO SMOKING IS PERMITTED IN THE HOUSE SUNROOMS, GARAGE OR COURTYARDS. NO USE OF ANY ILLEGAL SUBSTANCES ON THE PROPERTY AT ALL! AUTOMATIC EVICTION PLUS FORFEITURE OF DEPOSIT AND RENT IF VIOLATED! RENTER AGREES TO PAY OWNER FOR ANY DAMAGES AND/OR THEFT OF FURNISHINGS, AND ALL HOUSEHOLD ITEMS THAT OCCUR AS A RESULT OF RENTER'S OCCUPANCY. THIS WILL INCLUDE PAYMENT OF ANY ADDITIONAL CLEANING CHARGES INCURRED DUE TO RENTER'S OCCUPANCY..**
8. **OWNERS RIGHTS:** Renter agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, either by statutory proceedings or by force, to inspect the Property and ensure that Renter has vacated the Property. All monies paid by Renter shall be forfeited as liquidated damages.

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9. **INDEMNITY CLAUSE:** Renter hereby agrees to Indemnify and hold the Owner harmless from any and all claims including those of third parties, arising out of or in any way related to Renter's use of Property or the items of personal property provided therein. Renter assumes all risk of injury or other losses relating to any recreational activities on the Property and will hold the Owner harmless with respect thereto.
10. **REPAIRS AND MAINTENANCE:** The Property is rented with the Owner's furniture and household furnishings. Owner shall not be responsible for providing additional furnishings or equipment not presently available in Property. Renter will report any maintenance issues immediately to the Owner. Owner will make every effort to repair and/or replace any equipment that is not working properly, but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.
11. **CANCELLATIONS** made 30 days prior to your arrival date will receive a full refund. Cancellations made 14-29 days before your arrival date forfeit the 50% refund. If a reservation is cancelled less than 14 days before your scheduled arrival, you are responsible for the entire rental rate. Cancellations must be received in writing.

Renter by signing this Rental Agreement, acknowledges that they will comply with the terms of this agreement and each assumes the responsibility for the obligations set forth herein. Renter acknowledges receipt of the House, Check-out Policy and Cancellation Policy. Renter acknowledges that they have read, accept, and agree to the terms set forth.

Date _____

Renter Signature(s)

Date _____

House Rules

As your host, we aim to make your stay as comfortable as it can possibly be! Our mission is to help our guests create beautiful family memories in our cozy home. For us to do so, we would truly appreciate it if you can follow these house rules and confirm that it has been reviewed WITHIN 48 HOURS OF YOUR BOOKING. This is to ensure that if there is any reason the House Rules cannot be followed, you, our guest, will have the option of canceling the booking penalty-free as we have a Strict Cancellation Policy. Thank you in advance and truly appreciate your cooperation!

-Check-in is at 4 PM and check-out is at 11 AM

- Check-In is contactless and key codes are sent out the day before arrival.*
 - Rental Agreement must be signed electronically prior to staying.*
 - Keep noise to a minimum after 10:30 pm.*
- We have a strict no pet policy, if you bring your pet we will ask you to leave without a refund.*
- There shall not be smoking inside the home. Extra cleaning fees to remove odor and stains may be applied.*
 - DO NOT DRAG HEAVY BAGS, ICE CHESTS OR SIMILAR THINGS ACROSS THE FLOORS. IF THE FLOORS ARE DAMAGED YOU WILL BE ASSESSED FEES ACCORDINGLY FOR RESURFACING.*
 - DO NOT FLUSH ANYTHING EXCEPT TOILET PAPER DOWN THE TOILET!*
- There is no garbage disposal so be sure to leave strainer basket or stopper in sink to catch debris.*
- LAUNDRY: Laundry area is shared spaces do not leave your items in the washer or dryer after they are finished with the cycle. If items are left they will be removed and placed in the basket provided or left on the counter. Do not overload the washer or dryer. This can/will damage the units!*

– PARKING: There is one parking place reserved for each unit in the garage with does have security cameras and is heated. You will need to provide the vehicle type for approval so we can be sure it will be appropriate in size. Be mindful that this is shared space and leave enough room between your vehicle and the additional reserved space allowing for opening of doors and not damaging other vehicles. You will be responsible for any damage done by your vehicle or occupants of your vehicle. Do not park in garage if your vehicle has large amounts of snow, mud, etc or is leaking fluids of any type. If you leave messes in the garage you will be assessed extra cleaning fees for this cleanup!

Do not leave vehicles running in garage for any reason! The floors are heated in winter so this should never be necessary and it is dangerous!

– Please do not rearrange our furniture.

– PLEASE Acknowledge and read the Check-Out Policy carefully.

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– Absolutely no parties may result in immediate eviction with no refund.

– If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges, and in the unfortunate event of the disruptions alerting neighbors, GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.

– Lastly, because this is a vacation rental, not a hotel, please be respectful of the property and keep it clean before you leave. (Respect our property and our things) If you have read it this far, THANK YOU for being a SUPER GUEST! Please reply back with my favorite quote: “EXPECT NOTHING, APPRECIATE EVERYTHING.” so that I know that the house rules have been reviewed ☺

Checkout Policy

Checkout time is at 11 am

Before you leave, we just ask a couple of favors to help our housekeeper prepare for our next guests.

- Please, place all trash, including bathroom trash into the trash cans in the garage or in the alley garbage bins.
- Load all dishes into the dishwasher and run it on the normal cycle
- Empty all personal items from refrigerator.
- Check all drawers, washer and dryer and shower areas, for personal belongings.

If you choose, we'd also appreciate an entry in our guestbook. We love to hear from all our past guests.

We hope you have a safe journey home and visit us again in the future.