

Rental Agreement

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2510 Russell St #1 Berkeley, Ca 94705

510 841 3976 home • cell 510 604 1473

Arrive: 00/00/20__ Depart: 00/00/201__

This short term rental agreement is entered into between: Michael Grove, Owner
and _____ Renters.

There shall be no more than 2 people in Renter's group occupying the rented premises for the whole term of the rental period. (Two (2) guests, for a limited stay, are permitted to occupy the second bedroom with owner's approval.)

Rent: Total Rent: \$_____

Nonrefundable Cleaning fee is \$_____

Refundable Security deposit is \$500.00

Total Due: \$_____

50% of the total due (\$_____), must be received within 7 days of the date of this agreement. The remaining 50%, which includes the entire Security Deposit, must be received no later than 30 days before the starting date of the Rental Agreement.

Rental Rules Agreement:

1. CHECK-IN and CHECK-OUT Check-in is 3 P.M. PST or After. Check-out is 11 A.M PST. Please let us know when you expect to arrive and to depart the flat. If you would like to change our standard check-in and check-out times, we will see if we can accommodate you.
2. NO SMOKING This is a NON SMOKING unit and building. It is strictly enforced. Smoking in unit or building will result in forfeiture of the entire Security Deposit.
3. Children may be permitted in the unit with Owner's written approval. The unit is not set up to accommodate toddlers. No pets.
4. The unit is rented only to the guests who have entered into this Rental Agreement. The use and contents of the unit are for the use of the designated renters only. For overnight guests please arrange consent of the owner. If you would like to have more than 4 visitors to the flat at any one time, please ask Owner for permission in advance. No parties of more than 12 people are allowed under any circumstances. Violations of this Rule may result in a fine of up to the entire Security Deposit.
5. 50% DEPOSIT A 50% deposit is required and must be received by Owner within 7 days of the date of this Rental Agreement along with a copy of the Rental Agreement signed by all of the parties designated as "Renter." Payment may be made by traveler's checks, bank money orders, cashiers checks or personal checks payable to Michael Grove and addressed to 2510 Russell St., #1, Berkeley, CA 94705. The BALANCE OF THE PAYMENT, is due thirty (30) days before your arrival date. Payments must clear the bank before the rental is to commence.

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6. SECURITY DEPOSIT. The Security deposit is NOT applied toward rent. It is fully refundable and a check to Renter's supplied address will be sent within 14 days of departure, provided that the Renter abides by all the terms and conditions of this Rental Agreement, completes the housekeeping items listed in Section 7 below and follows the Guidelines in the unit's info book, given to Renter upon arrival.

7. CLEANING FEE. We charge a modest cleaning fee because we would like you to do the following before leaving, if you do not, we may charge an additional cleaning fee to be taken from your security deposit. Please put towels and sheet in the laundry room, Bathrooms - clean and tidy, kitchen - dishes put away or in the dishwasher - all garbage and recycling in proper containers. In other words tidy up before you go.

For rentals in excess of 7 nights, there is an additional cleaning fee . A cleaning will commence on the 8th day, or as soon thereafter as may be arranged, to change the bed(s) and replace towels and to tidy the unit. Cleaning dates would fall on February 25, March 4, 11,18 and 25th or dates convenient to both occupants and owners.

8. CANCELLATIONS AND CHANGES IN RESERVATIONS. Owner must receive notice of cancellation or reservation date or duration changes by mail, telephone conversation and NOT a voice message, or email at least thirty days prior to the start of this reservation. Owner does not take responsibility for receiving an email or mail cancellation unless receipt is confirmed by Owner calling or emailing Renter. Cancellations that are made more than thirty (30) days prior to the arrival date will be charged a \$250.00 administrative fee and the balance of the deposit will be returned. Cancellations that are made within 30 days of the arrival date, forfeit all payments made by Renter to Owner. No sums will be returned. Early departure does not warrant any refund of rent.

9. MAXIMUM OCCUPANCY- The maximum number of occupants at 2510 Russell st unit 1 is limited to two (2) persons, two (2) guests for a limited stay are permitted to occupy the second bedroom with owner's approval. Subject to Revoking of entire Security Deposit and immediate eviction.

10. 3 NIGHT RENTAL MINIMUM - THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY during most of the year. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three- night rate.

11. We do not permit any items included in the rental unit and especially any towels or linens to be taken from the unit. Beach towels and/ or blankets for outside use will be pointed out upon arrival. Please enthusiastically shake such items out before bringing them back into the flat.

12. PARKING Please read signs on street for hours of parking and street sweeping information, should you need to park on the street. We are five blocks from a Zipcar location (10 minute walk), or two blocks from a CityCarshare (3 minute walk) you can rent by the day and leave the car off there.

<http://www.zipcar.com> <https://citycarshare.org/cars-locations/locations>

13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

14. This home is privately owned; the Owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities, nor for the loss of personal belongings or valuables of the Renter or Renter's guests. By accepting this reservation and by signing this agreement it is agreed that all Renters are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

EMERGENCY CONTACT INFO: PLEASE PROVIDE THE NAME, RELATIONSHIP AND PHONE NUMBER OF TWO PEOPLE WHOM WE MAY CONTACT IN THE EVENT OF AN EMERGENCY OF ANY KIND.

1) _____

2) _____

I have read all 3 pages of this Rental Agreement and agree to it's terms.

Renter's Names Stephen Sass

Signature _____ **Date** _____

Renter's Names

Signature _____ **Date** _____

Renter's address: Street :

City:

State: Zip:

Mobile Phone number(s)

Owner, Michael Grove _____ **Date: 00/00/1_**

Please return entire Signed Agreement and include Deposit Check of 50% Total Due.