

RATES AND POLICIES-CHAMPION PROPERTIES LLC

Lake Travis Luxury Lakefront Home-17900 Easy Street Jonestown Texas 78645

BASE RATE GUIDELINE-ACTUAL, QUOTED, OR CHARGED RATES MAY VARY

In Season (March 10- September 15)

	Two night minimum	
Weekday	Sun-Thurs**	\$350 per night
Weekend	Fri-Sat**	\$595 per night
Holiday		\$795 per night
Weekly***		7% discount

Off Season (September 16-March 9)

	Two night minimum	
Weekday	Sun-Thurs**	\$250 per night
Weekend	Fri-Sat **	\$350 per night
Holiday		\$650 per night
Weekly***		7% discount

- **Non Holiday rate
- ***No Saturday to Saturday
- Note that there is a 3 night minimum on Holiday weekends
- ***Additional charges to base rates include State Hotel tax 6%, City Hotel tax 7%***

INITIAL AT BOTTOM OF ALL THREE PAGES. COMPLETE ALL INFO. ON PAGE 3, THEN SIGN. FAX TO 1-888-776-9616 (push send when you hear the greeting)

RENTAL RULES AND REGULATIONS AGREEMENT

Payment of Rental Charges: 100% of the base rates plus taxes and fees will be charged on the credit card provided at booking to hold the reservation. We accept VISA, Mastercard and American Express.

Cancellation Policy: ALL CANCELLATIONS MUST BE MADE IN WRITING; EMAIL, FAX OR CERTIFIED MAIL. Cancellations received more than 60 days prior to arrival are subject to a 8% cancellation fee of the amount paid to hold the reservation. For cancellations received 60 days or less than the arrival date, the guest is responsible for the entire amount of rental, pending our ability to re-rent the home for the entire amount of the anticipated stay. **For your protection, Trip/Travel Insurance is recommended. See CSA Travel Protection Insurance at 800-661-6860 or vacationprotection.com. Also see your local AAA Travel Agent.**

Late Departure/Early Arrival Fees: Arrival time is after 3 p.m. and departure is by 10a.m. An extra night's rent will be charged for either an early arrival or late departure.

Security Deposit: We do not require an upfront security deposit, however, we are hereby authorized to use the credit card on file with this reservation for any damages incurred during your stay. Deductions will be made for service calls, damage, missing items and excessive cleaning. We also reserve the right to pursue collection by any means for reimbursement of damage repairs including but not limited to collection fees, attorney fees, court costs etc. Remedy will be sought from either the credit card holder or person signing this agreement.

Boat Slips: The marina provides two (2) complimentary slips/ side ties or open mooring space if requested in advance with Champion Properties LLC and confirmed with the marina in advance (512-267-4289 or email thru the website EasyStreetMarina.com.) Boat rentals are also available and can be reserved online at EasyStreetMarina.com or call direct. Due to unforeseen weather changes and/or varying lake levels, the slips or side ties may not be functional at the time of your stay. Easy Street Marina will make every reasonable effort to insure it's functionality but cannot guarantee it. Open mooring space is almost always available except under severe drought conditions. **NOTE: Please enjoy the marina accommodations provided to you only and avoid all other docks and boats for security purposes and respect to annual slip tenants. We require no parties or outside noise on these marina accommodations after 10pm.**

Cleaning Fee: There is no separate charge for cleaning after your departure. However, we require that you straighten up the place and follow our simple check-out procedures that will be provided to you. **If check out procedures are not followed a cleaning fee will be charged at a minimum of \$500.** There is also a charge for linen or towels that are damaged, missing, or stained and cannot be reused. Sorry no pets...we love them, but many of our guests do not. Violation of no pet policy will result in a \$500 minimum cleaning charge.

No Smoking: We have a strict no smoking policy in our home! Smoking is allowed outside on the porches and decks as long as care is taken to prevent smoke entering the home. Please do not dispose of cigarette butts in the yard or surrounding areas. If discarded butts are found, additional cleaning fees will apply. **Disregarding this policy will result in excessive cleaning fees charged to the credit card on file-minimum \$500.**

Fireworks and Firearms: No fireworks or firearms are permitted on the premises including bows, arrows, cross bows, pellet guns etc.

Minimum Age Requirement: You must be of “legal and responsible age” to rent our home. We will not rent to anyone under 25 years old. This person must be one of the guests who remain with the rental party throughout their stay.

Number of Guests: There shall be no more than 16 people in the rental unit without permission at the time of reservation. Confirmed additional guests will be charged at a rate of \$70 per person per day. RV’s or tents are not allowed on the premises. No motorized recreational vehicles (ATV’s etc) are allowed on the property.

Responsible Party/House rules: The name appearing on the reservation is RESPONSIBLE for payment and the actions of all occupants including but not limited to maintaining the premises in good order, not disturbing, annoying, or endangering the neighbors, and keeping the property free of litter. Loud outside noise is prohibited after 10pm. No keg beer is allowed on the premises. A separate fine of up to \$1000 will be charged for formally documented disturbances. We cannot accept multiple payments from different parties.

Storm Policy/Lake Conditions/Lake levels: Refunds or discounts cannot be given for storms , un-useable lake conditions or lake levels (up or down) as these conditions are out of our control. **For your protection, Trip/Travel Insurance is recommended. See CSA Travel Protection Insurance at 800-661-6860 or vacationprotection.com. Also see your local AAA Travel Agent.**

Cooking Grill: There is a propane cooking grill provided with extra propane tanks. Should you run out of propane there are numerous local retail outfits to refill.

Linens, Towels and Utensils: Linens and towels shall not be removed from the rental unit at any time. There will be a charge for linens, towels and utensils that are missing/damaged and unusable.

Lake Hazards: As with any lake, there are hazards that can cause serious injury or death. Items such as below water rocks, fishing tackle, submerged objects, snakes etc. Protective foot wear is recommended near and on shore. Swim at your own risk and with a buddy. Always wear a life jacket.

Error/Omission: Owners will exercise care in avoiding conflicts with reservations; however, if through error/omission, the owners or other tenants are occupying the rental unit, or the unit is otherwise unavailable for any reason on the dates of the rental agreement, and if substituted accommodations of a similar quality/price range are available when the error is discovered, Champion Properties LLC reserves the right to provide such accommodations at a rate within the price range of this agreement. Such arrangements may be accepted, or if not acceptable, Champion Properties LLC will refund the entire amount of the rental contract.. In no event will the renter be permitted to demand removal of those occupying the rental unit.

Equipment Failure: Unfortunately equipment such as appliances, air conditioners, heaters sometimes fail. Failures will be repaired as quickly as possible. There will be no automatic refunds or discounts if this occurs, however, we reserve the right to offer credits on a case by case basis.

Septic system: Most Lake Travis properties including this one are on septic systems, so, PLEASE, nothing in the toilets except tissue! We must charge you for a plumbers visit to unclog a toilet for any other reason.

Unavailability: The rental unit itself may become unavailable for rental for various reasons including but not limited to, acts of God, governmental regulations, health and safety issues, sale of rental unit by owner etc. In the event the rental unit itself becomes unavailable for rental, Champion Properties LLC will refund to renter all monies paid toward the rental. Neither renter nor Champion Properties LLC shall make any claims against the other because of the unavailability of the rental unit. NOTE: This does not include Storm Policy/Lake Conditions (see above).

Claims: You agree to indemnify and hold harmless the owner, owner's agents or employees, Champion Properties LLC and its contractors and employees from any claim or demand arising from any use of the rental property by yourself or any guests.

Fax Copies: Parties stipulate that fax documents are deemed as originals.

Checkout: Renter understands that he/she is expected to straighten up the rental unit prior to departure. All linens are to be stripped and left on the beds. Dirty towels are to be left over the edge of the tub or shower. All furniture should be returned to its original location. Electronics are never to be modified (wiring, cables etc.) or displaced. Dishes are to be rinsed, loaded into the dishwasher and run prior to your leaving. Remove all open or perishable food products. Make sure all doors are securely locked. Turn off the A/C thermostat. Winter renters make sure thermostat is set to 62 degrees. All trash must be removed from the property in tied trash bags and placed in the marina dumpster across the parking lot. **Renter understands that failure to comply with the departure checklist provided by Champion Properties (sent to you just prior to your arrival date) may result in a cleaning charge of a minimum of \$500 to cover the additional cost of cleaning the home.**

I, as renter of the above property, shall uphold the above said rules and regulations and shall be responsible for any damages incurred other than normal wear and tear. I fully understand and agree that evidence of unlawful activity or violations of this agreement or addendum may, at the sole judgment of Champion Properties LLC, result in eviction, loss of rents or deposits paid, and/or in additional charges being billed to me and or my credit card or the credit card provided by me. I agree that the rental fees I am paying are for the use of the home only and that weather conditions, lake conditions or levels, fishing conditions, lake views, marina accommodations etc. are variable and out of the control of Champion Properties LLC or the homes owners and will not be eligible or considered for credits or refunds. I accept full responsibility to inform and educate any/all guests of all the conditions and information provided in this document.

PRINTED NAME OF RESPONSIBLE RENTER _____

DATE: _____

DATE IN: # NIGHTS _____

SIGNATURE: _____

PRINTED NAME OF CREDIT CARD HOLDER PROVIDED (if different from above) _____

DATE: _____

SIGNATURE OF CREDIT CARD HOLDER: _____

INITIAL AT BOTTOM OF ALL THREE PAGES. COMPLETE ALL INFORMATION ABOVE AND SIGN. FAX TO 1-888-776-9616 (push send when you hear the greeting)