



Collins II Collins

Address: P.O. Box 751143, Las Vegas, NV 89136
Phone: 1(800) 713-6711, Fax: 1(800) 267-0589
Email: info@Collins2Collins.com

VACATION RENTAL AGREEMENT

BASIC INFORMATION

This Vacation Rental Agreement shall serve as evidence of the complete terms and conditions under which the parties whose signatures appear below in "Receipt of Vacation Rental Agreement" section have agreed. Collins II Collins Real Estate Holdings and all affiliates shall be referred to as "OWNER" and tenant(s) who sign(s) this Vacation Rental Agreement shall be referred to as "RENTER". OWNER agrees to rent to RENTER and RENTER agrees to rent from OWNER for use solely as a vacation rental, the premises located at the address stated in the "Address" section of this agreement. RENTER agrees to all information in this section. The advanced or initial payment (deposit and rental amount combined) is stated in the "Initial Payment" box. The payment amount due is listed in the "Payment Due" box and shall be paid at the time of signing this agreement and shall include the deposit amount, vacation rental amount, and all applicable taxes and fees. RENTER agrees to enter the premises and leave the premises on the dates marked in the "Date Range" box. Payments shall be made to the address stated in the "Address Payments To" box or shall be made to the payment methods selected on this agreement. RENTER understands that the only payments that can be mailed are money orders. If RENTER should leave from the premises prior to the date listed on this agreement, RENTER shall be liable for all monies due for the dates listed on this agreement. RENTER agrees to make full payments. Other fees may be applied additionally to the cost of the RENTER'S stay, and may be listed separately on the "Overage Fees" document, and will serve as an addendum to this Vacation Rental Agreement. OWNER will assess the RENTER'S application prior to check in, and will conduct a walkthrough of the property once the RENTER checks out of the home. If necessary, an "Overage Fees" form will be completed. If the "Overage Fees" form is to be completed, it will be sent to the RENTER via email within 30 days of check in or check out. If RENTER has pets in the home, there an additional nonrefundable fee of \$250.00 (single payment due at signing). Pet damage fees may also accrue and shall be listed on the "Overage Fees" form. Other damage fees may accrue and shall be listed on the "Overage Fees" form. RENTER understands RENTER has read and comprehends the additional information in the RENTER'S packet which includes but is not limited to: The Nuisance Policy, The Noise Policy, Household Safety Information, and House Rules. This information is included either in your packet, in the home, or on our website.

PETS

No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. RENTER must be sure all pets are listed on RENTER'S application.

CANCELLATIONS

Full refunds are given up to five days prior to arrival, minus applicable fees.

SECURITY DEPOSITS

The security deposit for each booking is \$500.00. RENTER understands that security deposit payments can only be made with payment methods listed. The total of the aforementioned deposits shall remain compliant with the terms and conditions of this Vacation Rental Agreement and shall be refunded to RENTER'S address on file within 30 days after the premises has been completely vacated less any amount necessary to pay OWNER: a) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this Vacation Rental Agreement. Renters who smoke in the home will owe a nonrefundable cleaning fee. A written account of said charges shall be presented to RENTER on the "Overage Fees" form. If deposits do not cover such costs, and/or damages, the RENTER shall immediately pay said additional costs for damages to OWNER.

WAIVER OF LIABILITY

RENTER hereby releases, waives, and discharges Collins II Collins Real Estate Holdings and all affiliates (herein known as OWNER) from any and all liability, claims, demands, actions and causes of action whatsoever arising out of or related to any loss, damage, or injury, including death, that may be sustained by RENTER, or any of the property belonging to RENTER. RENTER is fully aware of the risks involved. RENTER voluntarily assumes full responsibility for any risks of loss, property damage or personal injury, including death, that may be sustained by RENTER, any loss or damage to property owned by RENTER, or as a result of fire, theft, flood, rain, war, acts of God, acts of others, and/or any other causes. RENTER hereby agrees to hold harmless the OWNER from any loss, liability, damage, or costs, including court costs and attorney fees, that they may accrue. RENTER understands that this Waiver of Liability shall bind the family members of RENTER (including parents, animals/pets, other registered and unregistered guests), legal representative(s), children, and spouse, if RENTER is alive, and heirs of RENTER, and/or assigned personal representative, if RENTER is deceased.



HOUSE RULES

We welcome you, and we appreciate you choosing us for your stay. Please review and adhere to the following rules during your time in this home in order to ensure a truly pleasurable experience for you, to prevent you from having to pay additional fees, and to ensure a pleasurable stay for future guests.

- 1) No smoking in the home
- 2) Check in is at 3pm, check out is at 10am
- 3) No loud music, noise, or parties at any time
- 4) Please report damages immediately (within 5 hours of the damage occurring)
- 5) Take out trash on the city's designated trash day, excess trash will be subject to fees
- 6) Please start laundry and place dishes in the dishwasher/wash dishes upon checkout
- 7) Park only in the driveway of the home or next to the home on the street as permitted
- 8) No eating or drinking in the bedrooms, please only eat in the dining area
- 9) We do not allow unregistered guests in the home at any time
- 10) Please turn off lights when not in use
- 11) No pets are allowed unless required by law
- 12) Please do not lose the house key, and place the key back in the lockbox when leaving
- 13) Please remember to lock the doors and windows when leaving so that belongings stay safe
- 14) If you have a fake tan, please bring and use your own linens
- 15) Keep an eye on children and on guests who need supervision at all times
- 16) Please refer to our policies in your contract or on our website for additional information
- 17) If you have questions or concerns at any time, please contact us

ENJOY YOUR STAY!



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HOUSEHOLD SAFETY INFORMATION

PROPERTY ADDRESS	
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EMERGENCY INFORMATION

Contact 911 and us if you're having issues with any of the following and do not tamper with:

- * Circuit Breaker Panel
- * Home Alarm System
- * Fire Extinguishers
- * Water Shut Off Valve

IMPORTANT PHONE NUMBERS

Owners	(504) 251-8473
Non Emergency	WRITE IN HERE

OTHER HELPFUL INFORMATION

Repairs shall only be initiated and completed by licensed professionals
Please do not add surge protectors or tangle cords within the home
No lit candles are permitted in the home
Ensure that only soft food items are disposed in garbage disposal (no cloths, dishes, etc.)
Be careful of raised flooring, stairs, floor dividers and other walking areas at all times
Clean dryer filter after each use and use washer machine cleaner as directed
The maximum weight for each closet bar and shelf is 25 pounds
We recommend keep the thermostat temperature set to no lower than 70°F degrees in the summer
We recommend keep the thermostat temperature set to no higher than 80°F in the winter
Only one key (if applicable) will be provided per stay and it must be returned at check out
Please review the House Rules form for more information
In case of any emergency, immediately exit the home



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NOISE PLAN

Purpose: To ensure that all renters comply with nuisance regulations as mandated by the state of Louisiana and to ensure a pleasant and peaceful stay for all vacation renters and for all neighboring property owners.

Plan: If noise complaints occur, OWNER/AGENT has the right to immediately remove of and/or contact the police regarding the RENTER(S). Noise complaints can be caused but are not limited to the following on or near the property: making noises above 85 decibels at any time at a distance of 50 feet from the sound source. Sources of noise include but are not limited to: animals, vehicles, horns, signaling devices, radios, televisions, musical instruments or similar devices. RENTER(S) shall not play any radio, television, phonograph, loudspeaker, sound amplification device, or similar device which produces or reproduces sound that is audible at a distance of one foot from any exterior wall of the home between the hours of 9:00pm and 10:00am on any day of the week.



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NUISANCE PLAN

Purpose: To ensure that all renters comply with nuisance regulations as mandated by the state of Louisiana and to ensure a pleasant and peaceful stay for all vacation renters and for all neighboring property owners.

Plan: If acts of nuisance or neighbor complaints occur, OWNER/AGENT has the right to immediately remove and/or contact the police regarding the RENTER(S). Acts of nuisance include but are not limited to the following on or near the property: Polluting and/or littering, keeping waste bins open or exposing waste, defecating or urinating outside of toilets, burning tires and/or solid wastes, rearing animals, discharging sewage, damaging and/or defacing structures, being nude outside the property, causing harm or injury to others, excavating, creating makeshift shops, creating or compiling substances of any kind, growing plants, excreting bodily fluids (spitting) on sidewalks, or anywhere other than in waste bins and toilets, and wrecking automobiles.