

Resort Style Dream House Tonto National Just Steps Away
By Venado, LLC at azDreamHouse.com

Rental Rules*

Address: **XXXX E Venado Dr, New River, AZ 85087.**

ABOUT THE LOCATION As you can see by the address this home is not located within the city limits of Cave Creek. The home is near Cave Creek in an unincorporated area of Maricopa County known locally as Circle Mountain. It's about 5 miles "as a crow flies" to Cave Creek proper, or 15 minutes by car.

CHECK-IN TIME is **AFTER 3 P.M. Arizona Time** AND **CHECKOUT** is **10 A.M. Arizona Time**. Early Check-in or late checkout possible depending on rental schedule, but requests must be made 48-72 hrs in advance.

This is a **NON SMOKING** unit. Smoking in the screened in Arizona Room is **NOT ALLOWED**.

PETS are permitted in rental units only with prior approval. **\$100** per pet fee applies. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. Venado LLC assumes no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of **\$500** is required. This must be received within **three (3) days** of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied toward rent; however, it is fully refundable within **(14) days** of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and **soiled dishes are placed in the dishwasher and cleaned.**
- All keys and garage remotes are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No unauthorized early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by Venado, LLC.

PAYMENT – An advance payment equal to **50%** of the total due (rental rate, cleaning fee, other applicable fees and taxes) is required **60 days** before arrival. The advance payment will be applied toward the rent. The remaining balance is due within thirty **(30) days** before arrival. Please make checks payable to **Venado, LLC** or call to arrange for payment by credit card. The advance payment is not a damage deposit.

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CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within sixty (60) days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel ninety (90) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to eleven (11) persons. An additional charge of \$10.00 per person per night for guests in addition to eleven (11) will be assessed.

MINIMUM STAY – This property requires a four (4) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than four days, the guest will be charged the four-night rate.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit bath towels or linens to be taken from the units, but we provide extra beach towels for your use.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

MINIMUM AGE – The primary responsible party/renter must be at least 25 years of age.

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

PARKING – Parking on Venado Dr. is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

HOT TUB – No children under the age of 12 permitted in hot tubs at any time. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. The hot tub instructions are in the house. **DO NOT SIT TOO CLOSE TO THE INCOMING HOT WATER SOURCE** as the incoming hot water may be at a scalding temperature.

POOL – **DO NOT DIVE OR JUMP INTO THE POOL**; it is only about 5 feet deep and there are built in masonry stools coming up from the bottom of the pool on the side

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towards the house near the hot tub. SECURE THE POOL AREA by making sure the gate is always closed when not using the pool.. This contract includes in the price 10 GALLONS OF PROPANE PER DAY to be used as you choose. The pool/spa heater uses about 4.3 gallons per hour and it takes from 20 or 40 minutes to heat the hot tub. The 500 gallon tank has a gauge on top that you are encouraged to inspect upon your arrival and departure. Any propane used above the daily limit will be charged against your deposit or credit card at the market rate based on gauge readings before and after your stay. As of February 11th, 2010 the propane cost \$3.25 per gallon delivered.

BALCONY – Children under 12 not allowed on the balcony or on the spiral stairs.

FIREPLACES – The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. Fireplaces are turned off from **April 15-September 15**; they are not operational during this time of the year.

WATER AND SEPTIC – This house is on a wells and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to **two hundred dollars (\$200)**.

STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. We do not refund due to road conditions.

TRAVEL INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

Venado LLC will not be responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. Venado LLC is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.