

**Le Brun Beach House**  
18 Lighthouse Shores So. Lake Tahoe, Ca.

**Vacation Rental Agreement**

Renter Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Work Phone: \_\_\_\_\_  
Home Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Arrival Date: \_\_\_\_\_  
Departure: \_\_\_\_\_  
No. Nights: \_\_\_\_\_  
No Smoking--NO Pets  
Cell: \_\_\_\_\_

Rental Address: **#18 Lighthouse Shores So. Lake Tahoe, Ca. 96150 530-541-0249**

Date Booked: \_\_\_\_\_

No. Bedrooms: Four  
Bathrooms: Four  
Sleeps: Eight-Ten

No. in Party: \_\_\_\_\_ (adults)  
\_\_\_\_\_ (children)

**Check in Time: 3 p.m.      Check out: 11 a.m.**

Rental Amt. @ \$ _____ per day	\$ .00	Deposit Rec'd: _____
Cleaning & Linen Fee	400.00	Date Rec'd: _____
T.O.T. Tax @10%	.00	Final Payment Rec'd: \$ For Owner Use
Security Deposit	1500.00	Date Rec'd: For Owner Use
Misc. Charges		
Total Amount Due	\$ .00	
Date 1st Payment Due	_____	\$ _____ = half of rental amount due

Please complete page 1 and sign on the bottom of page 2,  
then return with deposit or full payment

Make payable to Patty Thibault and send to:  
3386 South Upper Truckee Road,  
South Lake Tahoe, Ca. 96150

# Le Brun Beach House

18 Lighthouse Shores So. Lake Tahoe, Ca.

Time and Manner of Payment:

All deposits are due within one week of making the reservation. If your deposit is not received in that time, your reservation will be cancelled. FULL PAYMENT MUST BE RECEIVED 30 DAYS PRIOR TO YOUR ARRIVAL, except holiday bookings which must be received 60 days prior to arrival. If the reservation is made in less than 30 days, then full payment must be made immediately. All payments must be in the form of cashiers check or money order, personal or business check. Your reservation will not be confirmed until your payment is received, and unless the contract is signed and returned with your payment.

Cancellation Policy: We do not make refunds; however, should a cancellation be made 30 days prior to occupancy date, the Renter can rebook at a later available date but not to exceed one year from the original occupancy date. No refunds will be issued due to road closures or any other weather related reasons.

**MAXIMUM OCCUPANCY 8-10 PERSONS**

**NO SMOKING**

**NO pets are allowed**

Security Deposit: The security deposit will be refunded if there is complete compliance with all of the enclosed conditions. If there is any missing property, or any damage to the unit or it's contents (including water damage), the security deposit will not be refunded. If there has been smoking in a non-smoking area, all of the deposit will be forfeited. Phone charges not paid via credit card will be deducted from the security deposit before it is refunded. Security deposit will be charged for any extra cleaning over and above the \$400 minimum charge, damages, missing items, phone calls, extra people, and maintenance repairs caused by his or her misconduct or negligence.

Occupancy: **Occupancy of the above referenced premises is limited to 8-10 people. Lessee understands that if occupancy exceeds the maximum limit of people, the lease is immediately terminated and the rent and security deposit are forfeited.** The Tenant shall not damage premises or cause any nuisance or act which may disturb the quiet enjoyment of any resident nearby. The Tenant agrees to pay all repairs, replacements and maintenance caused by his misconduct or negligence.

Parking: Parking is provided for five (5) automobiles on the property; however there are no facilities available for parking motor homes or busses and the same shall not be allowed. No parking is allowed on the street.

Liability: The Owner, or his Agent, shall not be liable for any damage or injury to Tenant, or any other person or to any property, occurring on the premises or any part thereof, unless such liability is based on the negligent acts of Owner, or his Agent, and Tenant agrees to hold Owner, or his Agent, harmless from any claims for damages if caused by the negligent acts or omissions of the Tenant or his guests.

I/WE have read the foregoing and agree to abide by the terms of this contract.

Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For further information please contact Patty Thibault.  
530-318-4778 cell 530-577-6920  
[pattytahoebeachhouse@gmail.com](mailto:pattytahoebeachhouse@gmail.com)