



## DEPOSIT AND CANCELLATION POLICY

For Accommodations Located At

**117 Palm Tree Lane  
Montecito, California 93108**

This Agreement is between  
Palm Tree Properties (Paul and Julie Craig)

and

\_\_\_\_\_.

For the following dates : \_\_\_\_\_

A \$ 1,000.00 deposit is due upon receipt of this agreement to confirm and secure your reservation. In the event you need to cancel your reservation, you will receive a full refund minus a \$95.00 rebooking fee if the cancellation is made at least 90 days prior to your scheduled arrival. Cancellations made less than 90 days prior to your scheduled arrival will not result in a refund unless we are able to re-book the property for the same scheduled period you have reserved.

Signature below acknowledges reservation /cancellation policy and  
agrees to Policies and Procedures  
Please sign and return with deposit

\_\_\_\_\_  
Guests

\_\_\_\_\_  
Palm Tree Properties

Please make check or money order payable to:

Paul and Julie Craig  
1026 Coast Village Road  
Suite No. 185  
Santa Barbara, CA 93108

# Rental Policies and Procedures

For accommodations located at 117 Palm Tree Lane Montecito, CA 93108

This agreement is between Paul and Julie Craig and \_\_\_\_\_

For the following dates: \_\_\_\_\_.

Please note that final payment must be received at least **60 days prior to your arrival**. All payments should be paid via check or money order payable to Paul and Julie Craig.

PETS: Pets are not allowed unless permission is granted at time of reservation.

SMOKING: Smoking is NOT ALLOWED in or around rental property.

CHECK IN: Check in time is 4:00 pm on your day of arrival.

CLEANING: A \$125.00 cleaning fee will be required. If you would like to have daily maid service please specify this ASAP so we can arrange this. You will be charged \$20.00 per hour with a three hour minimum. You are asked to please leave the property in the same general condition that you received it by making sure dishes are washed and put into dishwasher or put away, the used towels are put in the washing machine or at least in the laundry room. If additional cleaning is required, appropriate charges will be deducted from your security deposit at a rate of \$50.00/ per hour. PLEASE NO SMOKING IN OUR HOME

TELEPHONE: Home is equipped with a telephone to be used for local calls only. YOU MUST USE A CALLING CARD OR CALL COLLECT WHEN MAKING LONG DISTANCE TELEPHONE CALLS. Should long distance calls inadvertently be charged to the owner, tenant agrees to pay for calls plus a \$20.00 processing fee.

CHECK OUT: Check out time is 10:00 am on your day of departure. Please try to be prompt due to the fact that we usually have guests arriving on the same day and need the time to prepare the house for them.

PROPERTY: Guests are advised that personal items lost or stolen are not the responsibility of the Owner. Guest will have a set of keys and will be solely responsible for locking of the home and the safekeeping of their personal valuables during their visit.

POOL: You are responsible for pool safety for you and your guests. I child-proof spring locking gate can be put up for you prior to your arrival for \$125.00 fee. You must let us know ahead of time. By signing this contract, you are aware of and assume the risk for yourself, your party and for any guests during your stay. We are not responsible for accidents. There is to be NO DIVING AT ANYTIME You agree to hold harmless from any liability Paul and Julie Craig from any harm or injury caused by using the pool and equipment. You hereby acknowledge and accept that pools contain necessary chemicals that can cause skin rashes, harm or discoloration of swim wear. Therefore, you and your guests agree that you use the pool at your own risk. No lifeguard is on duty. Please do not use glassware in pool area.

All payments must be in U.S. dollars. **Balance is due in FULL 60 days prior to scheduled check-in.**

Payments are to be made to:

**Paul and Julie Craig  
1026 Coast Village Road  
Suite #185  
Montecito, CA 93108**

Thank you and we look forward to seeing you this summer.

Sincerely,

Paul and Julie Craig  
Owners