

QUAIL HOLLOW ONE

CORPORATE / FURNISHED APARTMENTS

20230 Grouse Way • Sonora, California 95370 • Ph: 209•533•1310 • Fax: 209•533•1553

Email: quailhollowone@excite.com www.quailhollow1.com

TENANT

Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

BILL TO

Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____
 Contact Name _____

Credit Card: Visa MasterCard American Express

Name as it appears on card _____
 Credit Card # _____ Expiration Date _____
 Driver's License # _____ Expiration Date _____

For Office Use Only

Reservation Date Unit #

Check-In Date Number In Party

Check-Out Date Pets
 Dog _____ Cat _____
 Deposit _____

Rental Charges		Nights @		\$
		Weeks @		\$
		Months @		\$
	County Room Tax if less than 30 days	8 %		\$
			Total Rent Due	\$

Deposit Balance Due At Check-In

Dates Apartment Requested:

Check-in Date and Estimated Arrival Time:

Number of Residents: _____ Any Pets? _____

Breed of Dog: _____ Cat: _____

List all occupants and ages of children, if applicable:

Automobile Information:

Make: _____

Model: _____ Year: _____

License Plate Number: _____

State: _____ Registration Expiration Date: _____

Emergency Contact Information:

Name:

Address:

Phone:

Picture I.D. is required at check-in:

Passport Driver's License Other

INFORMATION ABOUT YOUR UNIT

Building Number: _____

Address: _____

Phone Number in Unit: _____

High-Speed Internet Access: _____

Bedrooms: _____

Baths: _____

Upstairs / Downstairs: _____

Bed Sizes: _____

Garage Number: _____

Garage Remote Opener # _____

Carport or Parking Space: _____

Covered carport or garage parking, basic/expanded cable television, VCR or DVD player, central heat and air, private patio or deck with some units, fireplace in some units, microwave oven, well equipped kitchen, nicely furnished living room, bedrooms and dining room; iron, ironing board and linens provided. Weekly housekeeping provided; arrangements may be made for more frequent cleaning times at an additional charge. Located near shopping, banking, medical facilities and restaurants, with a variety of historical and recreational areas within a short driving distance, as well as a number of award-winning wineries. Outside pool and whirlpool (both seasonal), and nicely equipped gym; coin-operated laundry facilities, clubhouse with fireplace and cable television. Clubhouse rental available for meetings and other get-togethers.

RULES AND REGULATIONS

OCCUPANCY - Rentals are limited to business travelers, families and responsible groups of adults twenty-one (21) years of age or older unless prior arrangements are made with the Leasing Manager or the Managing Partner. Keys will only be issued to the person or persons named on the confirmation of your reservation. Any group or individual who misrepresent themselves will be asked to vacate the premises immediately and all deposits will be forfeited.

SECURITY DEPOSIT - The security deposit is due two weeks prior to check-in for reservations and at the time of check-in for unscheduled arrivals. Deposits will be returned, less appropriate charges, if any, within twenty-one (21) days of departure.

CANCELLATION - Cancellation of a reservation must be received within seventy-two (72) hours of reservation date. Cancellations made in less than seventy-two (72) hours of reservation date are subject to a \$25.00 cancellation fee that will be deducted from your deposit. Deposits on cancelled reservations will be returned within three weeks of cancellation.

CLEANING - Each unit is inspected and cleaned prior to check-in. You are required to leave the unit in the same general condition that you received it in by making sure that dishes are done and put away and the unit is generally picked up and ready to be vacuumed and dusted. If additional cleaning is required, appropriate charges will be deducted from your deposit.

TELEPHONES - Local telephone service is included in rental price. Long distance calls require the use of a credit card or calling card. You may make as many local calls as you wish. If you are a business traveler and, depending upon the length of your stay, you require additional telephone lines for fax or computer equipment, you may check with the Leasing Manager for the name and number of our telephone company and all charges incurred must be paid by you and approved prior to installation by the Leasing Manager or the Managing Partner.

WHAT WE SUPPLY - All units are equipped and set up as fully furnished apartments and include bedspreads, linens, blankets, pillows, iron and ironing board, well-equipped kitchens, television, VCR or DVD player and furnishings. Not all units will have every item you may be accustomed to having at home. If there are special types of items you will need, please bring those items with you. You may also contact the Leasing Office to see if we have other items to loan to you during your stay.

TENANTS LIABILITY - Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by tenant or tenant's guests including, but not limited to, misuse of appliances and/or equipment furnished. Instructions for the use of appliances are posted in each unit. If damages are in excess of the security deposit, tenant agrees to reimburse Quail Hollow One for costs incurred to repair/replace damaged items.

DISTURBANCES - Tenants and all other occupants/guests will be required to vacate the premises and forfeit the rental fee and the security deposit for any of the following abuses: **a.** Occupancy exceeding the sleeping capacity stated on the reservation confirmation; **b.** Using the premises for any illegal activity including, but not limited to, the possession, sale or manufacture of illegal drugs, or the possession, consumption or serving of alcohol to persons under the age of 21; **c.** Causing damage to the rented unit or any unit or property of Quail Hollow One; **d.** Any other disturbance which interferes with neighbor's right to quiet enjoyment of the property.

HOLD HARMLESS - Quail Hollow One cannot and will not assume any liability for loss, damage or injury to persons or property, or for any inconvenience arising from the rental in respect to facilities or surroundings of the property, nor any temporary defects or stoppage in water, gas, electricity or plumbing. Nor will Quail Hollow One accept any liability for any loss or damage caused by weather conditions, natural disasters, acts of God or other reasons beyond its control.

ENTRY AND INSPECTION - Quail Hollow One representative shall have the right to enter the premises in case of an emergency or to make necessary or agreed upon repairs, decorations, alterations or improvements or to supply necessary or agreed upon services. Entry may not be made other than during normal business hours and without at least 24 hours notice except in case of emergency.

FACILITIES - Tenant hereby acknowledges that the property includes a swimming pool, whirlpool and gym. The undersigned is fully aware that all posted rules and regulations regarding these facilities are to be adhered to. The undersigned accepts and assumes all risks involved in or related to the use of these facilities.

PAYMENTS - All rents and deposits may be made by Visa, MasterCard, American Express or by check. Any returned checks will be charged a \$25.00 service fee.

CHECK-OUT - Check-out time is by **12 noon**. If your stay is to be extended past your original requested date, you must notify the Leasing Manager or Managing Partner at least seven days in advance in order to insure an available unit. If your business stay is extended by unforeseen circumstances without your knowing seven days in advance, we will do everything we can, within reason, to accommodate you. Please check with the Leasing Manager as soon as possible in order to avoid any additional monetary charges.

NO SMOKING IN APARTMENTS - There is no smoking allowed in any of our furnished apartments. You may smoke on the patios or porches or any outside areas of the Quail Hollow One Apartment Community. Any violation by tenant of the **NO SMOKING** rules may result in forfeiture of the security deposit.

The undersigned, for himself/herself, his/her heirs, assigns, executors and administrators, fully releases and discharges Quail Hollow One from any and all claims, demands and cause of action by reason of injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with this occupancy of the premises and agrees to hold Quail Hollow One free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principles, agents, successors or assigns, the prevailing party shall be entitled to recover reasonable attorney fees and costs. Responsible financial parties and tenants who will actually occupy the unit are required to sign and date this agreement. By signing you are stating that you have read and understand the rules and regulations stated in this agreement.

TENANT

DATE

TENANT

DATE

COMPANY / AGENT

DATE

QUAIL HOLLOW ONE AGENT

DATE