

EPONYMOUS GARDEN

1202 GARDEN STREET
AUSTIN, TEXAS 78702

EPONYMOUSGARDEN@GMAIL.COM

512/762-8890

RENTAL CONTRACT FOR THE [GARDEN BUNGALOW/VICTORIAN FARMHOUSE] [1204/1202] GARDEN ST., AUSTIN, TX 78702

1. GUEST INFORMATION: The rental of the [Garden Bungalow/Victorian Farmhouse], [1204/1202] Garden St., Austin, TX 78702, is limited to the following guests:

Guest Name: [_____]

Address: [_____]

Telephone: [_____]

e-mail: [_____]

Vehicle Make/Model/License Plate#: [_____]

Additional Guest Names: [_____]

2. RENTAL DATES: This rental is for the nights of [_____] through [_____]. Check-in is at 4PM on [_____] and check-out is by noon on [_____].

3. RATE/PAYMENT: The total payment for the entire length of the [__]-night stay is \$[_____] (\$[___]/night; \$[___]/cleaning fee; \$[___]/other). A 20% non-refundable down payment of \$[_____] and the security deposit of \$[_____] is due upon booking.

The balance of \$[_____] will be due immediately upon your arrival and payable with cash or through PayPal.

4. DEPOSITS/FEES:

The cleaning fee for this rental is \$[_____]. The guests are not required to clean, based on typical and reasonable rental use, but will be charged for any exceptional mess left upon departure.

The refundable security deposit for this rental is \$[_____]. Any damage or loss to the property will be deducted from the security deposit. Any damage or loss in excess of the security deposit will be charged to the guest.

Any guest holding an Event (see Item 7) will be subject to an additional security deposit and fee. Guests must have permission from owner to hold an Event.

5. CHECK-IN/CHECK-OUT: Check-in will be at 4PM the first day of the reservation. Check-out will be at noon following the last night of the stay. There is some flexibility for check-in and check-out times, but must be approved by management.

6. CANCELLATIONS: All reservations cancelled before arrival will forfeit the 20% non-refundable down payment. After arrival, no refunds will be made for early departures.

7. EVENTS (RECEPTIONS, PARTIES, GATHERINGS, ETC.): Any gathering of people, other than the registered guests, may be considered an “Event” (please check with management for applicability). Guests of Eponymous Garden are prohibited from holding events onsite without prior consent of the management. Any Event that makes an impact on the other residents and guests of Eponymous Garden will be subject to extra fees (rental and cleaning) and an additional security deposit. Any violation of this policy will subject this contract to immediate termination with no refund.

8. HOUSE RULES AND GUIDELINES:

Guests are expected to abide by the Eponymous Garden Rules and Guidelines. The enforcement of these guidelines are at the discretion of onsite management. Guests must comply with any additional management requests to ensure the comfort and safety of other guests and residents.

Guests are expected to treat other guests and residents with dignity and respect. Guests will respect the rights and privacy of others and the need for general orderliness and cleanliness.

NOISE: Guests must refrain from any activity that interferes with the quiet enjoyment of the Eponymous Garden compound guests and residents. Quiet time in the compound is between 11PM and 9AM.

OCCUPANCY LIMITS: Occupancy of the [Garden Bungalow/Victorian Farmhouse] is limited to the guests named in this contract.

PETS: Small dogs may be allowed on a case-by-case basis with written owner permission. Dogs must be accompanied at all times on the grounds and guests must pick up after them. A non-refundable deposit of \$100 is required for pets.

SAFETY: Please ensure that all doors and windows are securely locked. All garden gates must remain locked.

SMOKING: There is no smoking inside the [Garden Bungalow/Victorian Farmhouse]. You may smoke on patios and porches. Please use the ashtrays provided.

ANY VIOLATION OF THE ABOVE HOUSE RULES AND GUIDELINES MAY SUBJECT THIS CONTRACT TO IMMEDIATE TERMINATION WITH NO REFUND.

We reserve the right for management/housekeepers to inspect the property during your stay.

9. OTHER:

CLEANING: There is no daily maid service. Cleaning can be requested for an additional fee.

HOT TUB: Please ask for instructions before using the hot tub. Please note that there is no lifeguard on duty and the guests assume all responsibility for their health and well-being while using the hot tub. The hot tub is available for use only between the hours of 9AM and 11PM—no exceptions.

INTERNET SERVICE: High-speed DSL service is provided for guests. Wireless account names are “EponymousGarden1” and “EponymousGarden2”. The password for both is “dixielee123”.

LINENS/TOWELS: Linens and towels are provided by the owners. If you are in need of clean towels or bedding, please ask your host.

10. TERMS OF OCCUPANCY: The rented property is a private residence and you agree to indemnify the owner for any damage or loss to the property or its contents that occur during your stay.

By signing this contract, the guest acknowledges that every member of the party is protected by suitable health and accident insurance. Be assured that 1204 Garden St. is safe and sound to the best knowledge of the owner, Eponymous Garden LLC, who is in no way responsible for any accident occurring on the premises.

This agreement is made on [____], between Eponymous Garden LLC and [____].

Signature of Manager

Date

Signature of Guest

Date