

Travis Heights Vacation Rental  
PO Box 41027  
Austin, TX 78704

+1 (512) 342-0001

**Rental Contract**

In consideration of the monies received and the mutual promises contained herein, the owner (Owner) of the subject property (The Property) hereby agrees to give a license to use the Property to the undersigned (Licensee) on the property and dates described in the confirmation letter and under the conditions stated herein.

1. CHECK-IN TIME is after 3 P.M. CST and CHECK-OUT is 11 A.M. CST. Early check-in or late check out must be arranged in advance.
2. This is a NON SMOKING property
3. PET POLICY - Pets are not permitted unless previous arrangements have been made.
4. PAYMENT – A non-refundable payment equal to 50% of the rental rate is required to reserve the property. The advance payment will be applied toward the property rental. The balance is due one month prior to occupancy. All payments are to be made through PayPal and are due within two (2) days of receipt of the PayPal invoice.
5. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Changes that results in a shortened stay must be made at least ninety (90) days prior to check-in.
6. OCCUPANCY- The maximum number of occupants allowed in the Property is shown on your confirmation letter. Overcrowding or misrepresentation is grounds for immediate revocation of the license to the Property, and removal of Licensee without refund.
7. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY. Longer minimum stays may be required during holiday or festival periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
8. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate
9. RATE CHANGES – Rates are subject to change without notice.
10. INDEMNIFICATION- The Licensee agrees to release and indemnify THB Vacation Rentals and Property Owner from and against all liability should anyone be injured upon the premises during the term of occupancy resulting from any cause whatsoever.
11. DAMAGES – The Licensee agrees to full restitution of actual damages to the Property arising from your use of the Property, as well as for missing items, excessive clean-up, and, if necessary, the cost incurred in removing you from the Property.
12. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

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

Printed Name: \_\_\_\_\_