

Terms and Conditions:

This is a legally binding agreement between the owner and/or management association for the property at 1519 E Gabrilla Dr, Casa Grande, AZ and guests.

Failure to comply with the terms and conditions is considered a breach of contract, and guests may be forced to lose their reservation and forfeit payment.

1. The lead guest of each rental party takes complete responsibility for all group members, and must ensure that all guests are familiar with the terms of this binding agreement.
2. The number of guests may not exceed the amount of guests agreed upon during reservation.
3. Guests are responsible for maintaining the indoor and outdoor appearance of the home, and may in no way alter or make additions to any piece of property.
4. The home may not be used for large gatherings (of religious nature, or otherwise), more than allowance of rental property occupancy. Parties are prohibited and will cause the removal of the guests from the rental property, forfeiting the payment of the rental property, unless received clearance from management via email.
5. Due to the residential nature of the neighborhood, no commercial activity may take place on premises.
6. Excessive noise, loud music, and outdoor nocturnal activity is strictly prohibited. To preserve the residential nature of the neighborhood, excessive noise or other disturbing activity may lead to guest eviction.
7. Vehicles must be parked in the driveway. Most neighborhood homeowners associations prohibit excessive on street parking. In the event that the homeowner of the rental property is ticketed for excessive street parking during the dates of your stay, the ticket charges will be charged to the contracted guest.
8. Smoking is strictly prohibited at all properties. An additional \$300 cleaning fee will be charged to cover the expense of removing the smell of cigarettes.
9. Furniture may not be removed from premises, nor may furniture be otherwise moved between rooms, or from their designated areas. Should there be any removal or displaced items within the home, there will be additional charges to the guest's credit card on file.
10. Towels, linen, household items, and all other items in the home may not be removed from the home. Guests may be charged for missing items.
11. White towels should be used for showers, kitchen towels should be used only in the kitchen, and colored pool towels should be used for the pool. Towels should not be left outside, please take them in after use.
12. Guests may not alter access to any points of entry at the home. This includes tampering with combination codes, bolts, and the like. An applicable fee will be deducted from guest security if points of entry have been tampered with.
13. Guests may not access closets, rooms, and/or any other space that have been cordoned off or locked.
14. When leaving, all garbage have to be taken out to the garbage bin in the side yard. Any villa that resulted in excessive cleaning being necessary, we will need to charge an additional \$200 cleaning fee.
15. Guests must inspect premises immediately upon arrival and promptly notify management if the premises are damaged or inadequate in any which way. Management is not liable to immediately repair any inadequacy which wasn't reported on the first day of the stay.
16. Homeowners are not liable for any harm or injury guests may experience on the rental property. Guests release the homeowner and management association from all liability for all guests and may not hold the aforementioned parties responsible for any accident, loss or damage to property, theft, injury, illness, or death.

17. Guests forfeit ownership of all items left in the home upon departure. Goods may be utilized by the homeowner, discarded, or donated to a charity of the homeowner's choice.
 18. Management will make every attempt to repair power or mechanical failures in a timely manner. No refund will be awarded for such failures.
 19. Management and/or owner has right of access under reasonable circumstances such as for repairs or other home improvements, as well as enforcement of guest rules. All attempts will be made to provide guests with notice of arrival, but if guests are not reached within a reasonable amount of time, management and/or owner may enter the premises at their discretion.
 20. Pools may only be used as intended. Pool parties, overcrowding, and excessive and aggressive pool play are strictly prohibited.
 21. Extreme vigilance and safety adherence must be maintained at the pool area, especially when children are in attendance.
 22. The pool is serviced once a week, generally on Monday morning. The pool technician has permission to enter the yard for service. Please do not unnecessarily engage with the technician.
- IMPORTANT:** Pool equipment is complex and guests are not authorized to touch any pool equipment.
23. Pool covers must be rolled back each evening to maintain heat and to maintain cleanliness.
 24. The pool area must be secured at all times, and locked when not in use.
 25. Garbage cans are stored in the backyard and must be placed at the curb by 6am on Tuesday and Friday for pickup. You may put out the cans the previous afternoon only if you can ensure that you will be able to return the can to the backyard by Tuesday or Friday evening. If that is not the case, please wait for the next garbage pickup as HOA does not allow extensive durations of garbage cans on curb.

Payment Terms and Fees

- A valid credit card must be on file for all reservations.
- Rates per night are subject to change at any given time and they are never final until the reservation is confirmed.
- Check in time is at 3:30 pm sharp, earlier check in is prohibited, guests will be charged for another nights stay if they showed up before 3:30 pm. Check out time is at 11:00 am. When available, we can offer late check out for an additional fee of \$200, It has to be requested 24 hours prior to check out time. Without prior agreement on later check out, should you not depart the rental property by 11 am, you will be charged to the credit card on file for another nights stay.
- Payments are non-refundable within 30 days of booking
- Should you need to cancel before 30 days of reservation, we will need to charge you a cancellation fee of \$150. For Pesach and Sukkos reservations the cancellation period is till 40 days prior to the reservation arrival date, and the cancellation fee is \$550. If a credit card is used, we will need to charge you the c.c. processing fee.
- A hold of \$400 will be placed on the credit card as a security deposit. Guests are responsible for damages inflicted upon property during stay. The above mentioned \$400 hold will be utilized to replace or repair damaged items. If damage exceeds \$400, the credit card used for payment will be charged for the complete total to compensate for all damages inflicted.
- Credit card payments are subject to a 3% processing fee.