

# Rental Policy

Weekly stays/prices are from Saturday to Saturday of any given week (7-night minimum unless otherwise granted) Check in time is after 3:pm and check out time is by 11:am with no exceptions.

There is a short-term rental tax on the rent being paid. This tax is paid to the City of Newport Beach (uniform Transient Occupancy Tax (10%) for all short-term rentals. Short term rental is defined as any stay 30 days and under. A stay 31 days or more is not subject to the tax.

There is a deposit to reserve our homes. Half of the amount of the total rent plus the 10% UTO Tax is required to reserve the property. Payments may be made by check, money order, cash or credit card where applicable.

There is a booking fee for every transaction... Booking fees vary per property and are a percentage of the total dollar amount. You will be told what the booking fee is before signing your agreement.

The cancellation policy is: In the event the "Renter" decides not to occupy the rental for the period specified in the agreement, Lora Vance Realty shall retain the amounts paid to date on behalf of the owner of the property, as well as any Security Deposit, Processing fee and or Damage Waiver Fee that has been paid. A reconciliation and a refund will be given if the property is able to be booked by another party at which time there will be a refund minus a 20% cancellation fee charged to the party who has cancelled.

Security deposit may be used to cure any default caused by the tenant. (Default means, Failure to act, inaction or neglect or failure to meet financial obligations, failure to perform an act legally required like a rental agreement... it could mean damage, stolen property or bounced check anything the tenant obligates themselves to under the terms of this contract.) If there is no default then the security deposit will be refunded within 21 days. If the property owner decides to negotiate this policy do to unforeseen circumstances, the negotiated refund will be returned minus 20% of the total including but not limited to any re-rent of said property.

Some properties agree to a "Damage Waiver" in place of a "Security Deposit". Damage Wavers are non-refundable.

All funds owing must be paid three weeks prior to possession. If they are not received by this due date the agreement will be considered in default and subject to a non-refundable cancellation.

Each property has occupancy restrictions to abide by. Any violation of such, Renters will be immediately set out of the property and forfeit any right to a refund of rent, security deposit, cleaning fee, taxes paid or all other fees that apply.

Some properties provide linens and some do not. Where they are not provided we provide a rental service for your convenience.

IT IS UP TO EACH RENTER TO CONFIRM WHAT IS OFFERED AND WHAT IS NOT. IT IS THE SUGGESTION THAT BEFORE YOU RENT A PROPERTY, YOU SPEAK TO THE LORA VANCE REALTY AGENT THAT SPECIALIZES IN THE PROPERTY OF INTEREST BEFORE YOU PROCEED WITH YOUR BOOKING.

Rates are in US dollars only and subject to change without notice.

If you have ANY questions or concerns with the above policies, contact your Lora Vance Realty Agent for clarification. Agents can be found on the web page next to the property description.

We know you are looking forward to your stay and we are here to make sure your accommodations are suitable and that you enjoy your stay! And, we hope to see you again!

From all of us here at Lora Vance Realty.

Memories are for making!