



1163 MAIN ST., MORRO BAY, CA 93442
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VACATION RENTAL
RULES & POLICIES

Check-In: 3:00 p.m. Check-Out: 11:00 a.m.

Office Hours: Mon. - Thurs. 9:30 a.m. - 5 p.m., Friday 10 a.m. - 5 p.m., Saturday, Sunday and Holidays Closed

- 1. Keys should be picked up and returned to our office. If you plan to arrive after office hours please contact our office IN ADVANCE. Return keys through the mail slot at our office front door if we are closed.
2. Upon arrival please check to make sure everything is clean and in good working order (see Inventory List enclosed). If you have any questions after check-in, call our office immediately, otherwise we will assume everything is acceptable. If our office is closed, please leave a message. If anything is damaged or missing after your stay, you may be charged accordingly.
3. This unit is limited to the number of people as specified in your confirmation letter. Tenant may be responsible for excessive utilities and a minimum \$50/person fee for extra people.
4. This rental property is strictly for vacation use only. Authorization for other uses such as birthday or wedding parties, family reunions, etc. must be obtained in writing prior to arrival. Maximum number of people still applies, see #3.
5. Absolutely no pets or smoking inside the unit. Any pet on the premises will result in charges for defleaing and carpet cleaning (paid from security deposit).
6. No hanging of clothing, towels or other articles from balconies or decks. Shake off sand outside before doing laundry.
7. The minimum cleaning fee includes sanitizing kitchen and bathrooms, and laundry only. Before you leave, please make sure everything is ready for the next occupants. This includes vacuuming the floors, cleaning the bathrooms, emptying trash cans, removing dishes from dishwasher, etc. Make sure all furniture, patio equipment, pillows, blankets, and bedspreads are where they were when you arrived. If linens and towels were provided, please place used sheets and towels near the washer, and the cleaners will do the laundry and make the beds. Remove all food you brought when you leave. Any additional cleaning or laundry service may be charged accordingly and deducted from your security deposit.
8. Unplug appliances: countertop microwave, toaster, coffee pot, etc. The water faucet to the washing machine should be turned off at check-out. We will provide initial paper products. Please replenish cleaning supplies and paper products.
9. If the tenant loses a key(s) to the property, they will be charged for the cost of rekeying the unit.
10. The tenant whose name the reservation is booked under is responsible for making sure the Rental Rules and Policies are observed by all persons using the unit.
11. Pedersen Realty cannot be responsible for any neighborhood conditions, such as construction or other noise.
12. If something breaks or stops working during your stay, we will make reasonable attempts to resolve the problem as quickly as possible but cannot guarantee that the correction can be made during your stay.
13. All prices and reservations are subject to change. Any changes need to be in writing 30 days prior to your arrival. Bed tax is charged on rent and cleaning fees.
14. These rules and policies are to ensure that our properties are treated with care and respect. Those who do not comply may not be invited back for future stays.
15. Please conserve water as California is on a State Water Conservation Mandate.
16. Absolutely no recreational vehicles are permitted.

PLEASE FILL OUT, SIGN AND RETURN VIA EMAIL, FAX OR POST

PROPERTY RESERVED _____ DATES: IN _____ OUT _____
TENANT NAME _____ CELL PHONE # (____) _____
TENANT ADDRESS _____ HOME PHONE # (____) _____
EMAIL ADDRESS: _____ # OF PEOPLE: _____ ADULTS _____ CHILDREN
TENANT AGREES TO & ACKNOWLEDGES RECEIPT OF VACATION RENTAL CONFIRMATION & CANCELLATION RULES & POLICIES.
SIGNATURE OF TENANT: _____ DATE: _____