

LAZY L&L VACATION RENTAL AGREEMENT

11699 River Road
New Braunfels, TX 78132
830-964-3455, Fax 830-964-4991
www.lazylandl.com

Required Stay: 2 night minimum on weekends; 3 night minimum on holidays/holiday weekends. A one-night stay may require a higher cleaning fee.

Check In Time is 4:00 pm. If you would like to check in early, you need to call us the day before your reservation and ask if anyone is checking out of your unit. If it is not a “turn-over”, you may check in early. Remember to call first.

Under any circumstances do you go directly to or enter your rental before check-in at Lazy L&L. (Late arrivals will receive code from office prior to arrival.)

The maximum occupancy for each unit is highly monitored. Lazy L&L has the right to inspect the number of people in your party. Any party exceeding the maximum occupancy is reason for eviction without reimbursement of rents and deposits.

Check Out Time is 11:00 am. Check out at the Lazy L&L Store and let us know how much fun you had during your stay. An additional fee of \$50 per ½ hour will apply if your group does not check-out by 11 am.

Deposits:

A Security Deposit is required upon making reservations and will be returned within 15 days of departure unless otherwise notified. Any damages, excessive cleaning charges, or late departure fees will be deducted from the Security Deposit. Tenant is liable for all replacements and repairs that are outside what is considered normal wear and tear. The Security Deposit does not limit your liability. **More overnight guests than the number paid for and named on Guest Registration Form by tenant will be cause for eviction and loss of deposit.** In the event the damage deposit does not cover the cost of repairs or replacement, you will pay cost within 15 days of receipt of notice of cost.

Accommodation Rules:

Property will not be used or occupied by more than the number of guests paid for and named by tenant on Guest Registration Form – this includes tenant, tenant’s family (including all children) and tenant’s guests. Overloading the property will result in expedited eviction.

Furnishings:

Meckel House & Rock House are equipped for basic needs including cooking and light housekeeping. Kitchens are equipped with a coffeemaker, microwave, range, refrigerator, and dishwasher, eating utensils, dinnerware, cookware, etc., ... cabins do not contain a kitchen and are not equipped for cooking.

Meckel House & Rock House - All linens (to include towels) are provided. Beds have pillows, sheets, mattress protectors, bedspreads, and blankets.

Toilet paper, coffee filters, dishwasher detergent and dishwashing liquid are supplied in quantities sufficient for a weekend stay. Additional products (paper towels, coffee, etc., are the responsibility of the tenant. (No dishwasher detergent and dishwashing liquid are applicable to Wallie's View Cabin.)

Wallie's View, Viola & Louie's View Cabins – No linens, towels, coffeemaker/filters, dishwashing liquid, etc., are provided. You must provide your own sheets, blankets, towels, etc.

All units are equipped with color TVs w/cable. All have remote controls. No replacement or repair guaranteed and no refunds will be given for TV malfunctions. Loss of remote will result in a \$25 deduction from Security Deposit.

Rules & Rental Policy:

We're sorry but we cannot rent to prom groups, school or graduation groups, fraternities or sororities, or youth groups with or without adult supervision. You will be expected to fill out the [Guest Registration Form](#) and return it with your signed contract ([click here to download contract](#)), and [Credit Card Authorization Form](#) in order to confirm your reservation. Last minute reservations require a fax to confirm reservations as credit card numbers will not be confirmed over the phone.

In addition, an adult, 25 years or older, must be on the property when minors are present. Underage drinking is not allowed on the properties owned by Lazy L&L. Failure to comply may result in the loss of your reservation and any payments applied to your reservation with Lazy L&L will be forfeited and become non-refundable.

The number of people and/or cars is limited to those paid for and listed on the Guest Registration Form by tenant.

Smoking is **not** allowed in any of our rentals. A surcharge of \$150 will apply if smoke is detected inside. In addition, you are responsible for any additional cleaning expenses, incurred by Lazy L&L as a result of any type of cigarette or cigar smoke. Lazy L&L will charge the credit card placed on file for the additional cleaning expenses.

Pets of any kind are expressly forbidden in/on any of the properties. Bringing a pet on the property will result in the loss of your reservation. Any payments applied to your reservation will be forfeited and is non-refundable.

Firearms nor fireworks are not allowed on the property. A campfire is permitted but must be contained in outside fire ring; fire must not be left unattended (exception: Viola & Louie's View Cabins).

RVs and tents on property are not allowed. There is parking for your boat and/or jet skis if you want to enjoy water recreational activities at nearby Canyon Lake (this is only applicable to the Meckel House and/or Meckel Apartment).

The owners of the property are in no way ever responsible for any accidents you may have on the property or on the river. If an accident occurs, your personal insurance must cover all expenses, including but not limited to, emergency room fees, ambulance fees, doctor or hospital visits.

No glass beverage containers or Styrofoam are allowed on the river. We request that guests do not bring glass containers onto the property. Canned or plastic containers only please.

Lazy L&L will deduct from your Security Deposit for any fees incurred as a result of your group purchasing payperview movies/items through our cable provider.

Quiet Time: 12AM – 8AM (Fridays & Saturdays), 11PM-8AM (Sundays-Thursdays)

Cancellation:

Cancellations must be done in writing either by a fax (830-964-4991) or by sending an email to stay@lazylandl.com. A \$50 processing fee will be charged for a cancellation prior to 30 days or more before the arrival date. If cancellation is less than 30 days from your reservation date, the deposit is forfeited unless the rental is re-rented for your cancelled date. We will do everything possible to fill that time slot so you do not lose your deposit; however, the \$50 processing fee will apply.

Misuse of the property, bringing pets or exceeding the maximum occupancy will cause loss of booking and forfeiture of rent and deposit.

Reservations are not contingent upon the availability or condition of the River or weather. There will be NO REFUNDS for shortened stays, you pay for what you book.

Reservations & Payment:

The full rental amount (includes Security Deposit) is due within 5 days of making reservation or no later than 60 days before arrival, whichever comes first. Your reservation is not confirmed until full payment is received.

Inspections: Each rented unit will be inspected before departure. If damages (other than “ordinary wear and tear”) are found – or towels, pillows, mattresses, and/or property are missing/damaged/soiled, a retail damage price will be assessed. This includes any cleaning and/or trash removal deemed excessive by the property owner, or the cleaning service. Full retail cost for items missing and/or damaged during your stay will be deducted from your Security Deposit.

Refunds: Lazy L&L does not refund money for early departures for any reason. There is no refund for appliance failure, utility failure or circumstances beyond our control. We do not give refunds for rainy days or overcast skies. We also do not charge more for sunny skies.

Safety: Safety and security is the sole responsibility of the Guest. Owner(s) assume no responsibility or liability for the safety or security of the guests, or for injury caused by the criminal acts of other persons. If a disturbance should arise during your stay, contact the New Braunfels Sheriff's Department, 830-885-4883. Guests should ensure that all doors and windows are locked at all times, and guests must immediately notify Lazy L&L at 830-964-3455 if any locks become inoperative. Guests should turn off all appliances when leaving the premises. Guests shall not store any combustibles on premises.

Nudity, profanity, and excessive noise may result in eviction without refund.

Parking: All vehicles MUST have parking permits provided by Lazy L&L. Cars without permits may be towed at owner's expense.

Patios, balcony and entry areas: All areas must be kept free from items that could be a hazard. Please do not hang towels over balcony railings and NO horse playing on stairs. No grilling from balconies. This is a fire hazard.

Lost and Found: We are not responsible for any loss of money, jewelry, valuables of any kind or any damage incurred to guest's motor vehicles or their contents. Lazy L&L will hold left behind items for two weeks. Any items to be returned will be at the guest's expense, via mail.

All of the above policies will remain in effect as long as you occupy the premises and therefore, you will be liable for any and all damages that occur during your stay. Lazy L&L, or any of our employees, reserves the right to evict customers/guests who do not comply with the rental policies and/or become reckless or

unmanageable as defined by management. If a customer/guest is evicted from the property, all rental rates/fees are non-refundable and forfeited by the customer. If the customer chooses to voluntarily or involuntarily vacate the premises at any time, the customer forfeits all payments towards the reservation and a refund will not be issued for any part of the reservation.

All of the above policies will remain in effect as long as you occupy the premises and therefore, you will be liable for any and all damages that occur during your stay. Lazy L&L, or any of our employees, reserves the right to evict tenant/guests who do not comply with the rental policies and/or become reckless or unmanageable as defined by management. If a tenant/guest is evicted from the property, all rental rates/fees are non-refundable and forfeited by the tenant/guest. If the tenant/guest chooses to voluntarily or involuntarily vacate the premises at any time, the tenant/guest forfeits all payments towards the reservation and a refund will not be issued for any part of the reservation.

Signature

Printed Name

Street Address

Date

City, State, Zip Code

Phone #s: (include area code)

Lazy L&L Representative

Printed Name

Date