



REALTY & PROPERTY MANAGEMENT, INC.  
107 Aptos Beach Drive  
Aptos, California 95003  
(831) 688-2041 FAX (831) 688-0702

### Monthly off season rentals

Dear Customer,

Please note Cheshire Rio Realty is a licensed brokerage under the Dept of Real Estate and must adhere to the rules of long term tenancy for terms of longer than 30 days.

Please note the property you have expressed interest in, is a fully furnished short term vacation rental that offers terms of more than 30 days. Note that: Renting short term stays less than 30 days is similar to renting a hotel or motel. Renting less than 30 days requires you to pay a 11% tax on the base rental fee plus a pre-paid cleaning fee of no less than \$100 per week.

When you rent one of our properties longer than 30 days your tenancy is considered long-term **with all the rules, regulations and protection of tenant rights designated by the Dept of Real Estate.**

Long-term tenancies necessitate Cheshire Realty to use a Calif Assoc of Realtors designated Lease-form. The lease contain six pages of agreements and terms to be agreed by both landlord and tenant. **Note: we are the agent of the landlord by contract and regard you as the tenant as the customer, who is due fair treatment as prescribed by landlord/tenant law.**

**What we require in order for you to occupy for terms of longer than 30 nights:**

- 1. application: which allows us to check your credit**
- 2. signing of a residential long-term lease agreement**
- 3. paying a refundable security deposit equal to one month's rent for one month term. or 1.5 times the rent for terms 2 months or longer**
- 4. The agreement of reimbursing the landlord for existing utility charges.**
- 5. You will be charged for the cleaning of all linens at the end of your stay and have the right to clean the unit yourself but will pay a fee of \$35 per hour or any cleaning needed to restore property back to its pre-move in condition.**

**NOTE THAT EVEN WITH ALL THE FEES LISTED ABOVE THE OFF SEASON MONTHLY WILL ALWAYS BE CHEAPER THAN THE OFF SEASON WEEKLY RATE.**

Sincerely,

Randy Maldonado/broker lic #01109696