



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 Department of Real Estate and must adhere to the rules of long term tenancy for terms of longer than 30 days.

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

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

Long-term tenancies necessitate Cheshire Rio Realty to use a California Association of Realtors designated lease-form. The lease contains agreements and terms to be agreed upon by both landlord and tenant. Note: we are the agent of the landlord by contract and regard you 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: we will run your credit to confirm you qualify.
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. Signing agreement of reimbursing the landlord for utility charges used throughout leased term that exceed utility cap.
5. You will be charged for cleaning of the 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 for any cleaning needed to restore the property pack to its pre-move in condition.

Please note if requested term includes a holiday, the listed price may be subject to change. We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Randy Maldonado".

Randy Maldonado/broker lic #01109696