

RENTAL AGREEMENT for 999 N. Pacific Street – Unit C209, Oceanside CA 92054

Mailing Address for Executed Rental Agreement:  
Dean Sandri, 29 Via Di Nola, Laguna Niguel, CA 92677, 949-303-8215  
e-mail: dsandri@cox.net

1. We the undersigned agree to rent the property located at North Coast Village, 999 North Pacific Street, #C209, Oceanside, CA 92054. The agreed upon payment amount is \_\_\_\_\_ which includes rental, taxes and cleaning fees. The payment amount is for the period from \_\_\_\_\_ (Check-in after 3:00pm) to \_\_\_\_\_ (Check-out before 10:00am). Payment in full must be made 45 days prior to occupation. Any failure by lessee to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of the lesser, terminate this tenancy.
2. Check in time is 3:00pm and checkout time is 10:00am. At the time of check-in, it is recommended that the lessee have available an executed copy of this agreement just in case a question arises relative to rental dates and unit access. Extensions to the rental period may be made if the unit is not scheduled to be occupied by others. Rental rates for extensions are made in weekly increments and are priced as noted on the web site or as agreed upon by the undersigned parties (owner and occupants). Written agreement is required to extend the rental period.
3. The premises are for the sole use as a personal vacation residence for not more than 4 persons total identified as \_\_\_ adults and \_\_\_ children (under the age of 18) who comprise the \_\_\_\_\_ family. The names and ages of all occupants under the age of 25 are:  
\_\_\_\_\_ age \_\_\_; \_\_\_\_\_ age \_\_\_; \_\_\_\_\_ age \_\_\_; \_\_\_\_\_ age \_\_\_.
4. The minimum age for the responsible party signing this rental agreement is 25 unless otherwise agreed to in writing by owner. Owners specifically prohibit renting of this property by an adult person 25 yrs or older for the purpose of unsupervised use of persons under the age of 25 for a 'party' such as prom weekend, grad night, spring break or other such occasions.
5. Charges for extra people or for overstaying the checkout time will be made at the discretion of the owner or his agent and will be deducted from security/cleaning deposit.
6. Pets of any kind are not permitted on the North Coast Village premises. Lessee shall not keep or permit to be kept in said premises any dog, cat, parrot, or other bird or animal.
7. Smoking is NOT permitted inside any building within North Coast Village.
8. A security/excessive cleaning deposit of \$350.00 is required to hold the unit. Deposit must be made as agreed to hold for the required date and is refundable only if the property is rented for that period which has been reserved. While every effort will be made to re-rent the unit for the time originally reserved and hence enable return of the security deposit, cancellation may result in forfeiture of the entire security deposit.
9. One parking space is provided with the rental of Unit C209. The parking space number in building "C" is 5-8. A parking pass will be provided to you upon check-in. **You must display your parking permit in the front window, driver's side at all times while on the property.** You must park in only space 5-8 or other space assigned by the Association management. The garage and parking space assigned to Unit C209 will accommodate most normal vehicles. Vertical clearance in the garage area is limited to 6.5 feet. The parking space assigned to Unit C209 can accommodate vehicles with maximum total lengths of 21 feet or 17 feet from the front parking bumpers to the rear vehicle bumper. Vehicles shall not be backed into parking spaces.
10. The security patrol at North Coast Village is very active and enforces (via verbal warnings and fining) the rules and regulations of the community. Lessee shall be responsible to adhere to all rules and regulations of North Coast Village, the City of Oceanside and the State of California. All fines levied for lessee's actions, shall be added to charges for the unit or deducted from the security/cleaning deposit.
11. Foodstuffs, sodas, beer, wine, liquor paper goods books, videos, DVDs, etc. that are left in the unit are there for your lawful enjoyment. However, in consideration of the next guest, we ask that you replenish any food/drinks/paper products that you deplete.
12. A telephone and phone jack(s) are provided for local calling only. Long distance, collect or other call type services that result in charges to the unit phone are disabled. A pre-paid calling card or other payment system will be required to use the phone in this unit. Cell phone reception is typically good in C209, but is dependent on service provider and may be intermittent.
13. Prior to checking out, the tenant agrees to leave the property in an orderly and tidy condition. Pre-departure preparations include but are not be limited to vacuuming/sweeping to clean up any excess sand or debris from

the floor, washing dishes and all other kitchen utensils, and stripping beds (other than mattress cover) with all dirty laundry/linens placed in the bathtub. All electrical should be turned off, including wall heaters, lights, coffee pot, electric fireplace heat/light, etc. Windows and doors must be locked.

14. The cost to repair any damage, repairs required as a result of tenant negligence or additional cleaning fees to cover the costs associated with excessively dirty/sandy/smoke smelling or otherwise messy unit will be deducted from the security/cleaning deposit.
15. Upon check-out, unit keys shall be deposited into the key drop box in front of the HOA office.
16. Inspection of the unit will be made on the day of departure or soon thereafter. The deposit, less any charges for damages or excessive cleaning, will typically be returned within 10 days from the date of departure. A charge of \$25 will be deducted for the loss of any key(s) or the security sensing card(s).
17. Lessee agrees to hold Unit owner and their agents harmless from the following:
  - bodily injury and property damage incurred in or on the subject property
  - loss of use resulting from natural disasters, acts of god, or periodic maintenance that may not be reasonable foreseen by the owner.
  - any other losses of tenant.

**Lessee:**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_, Zip \_\_\_\_\_

Phone \_\_\_\_\_

**Agreed:**

\_\_\_\_\_

**Lessor:**

Dean Sandri

29 Via Di Nola

Laguna Niguel, CA 92677

949-303-8215

**Agreed:**

\_\_\_\_\_

Dean Sandri