



JLP Ventures LLC
dba Gruene River Guest House
1230 Sleepy Hollow Lane
New Braunfels, TX 78130
409-504-7641 (cell)
www.gruenerivergueshouse.com
grgh1230@gmail.com

Date: _____

Short Term Rental Agreement between JLP Ventures LLC dba Gruene River Guest House and Tenant as outlined below:

Tenant Name: _____

Street Address: _____

Email Address: _____

Telephone Number: _____

Commencement Date: _____, **Check -In at 4:00 PM**

Termination Date: _____, **Check-Out at 11:00 AM**

Total Number of Guests: ____ / **Adults:** ____ / **Children under 21:** ____

Lodging: 2 nights \$ _____

Event Fee: \$ _____

Cleaning Fee: \$ _____

Hotel/Motel Tax @ 13% \$ _____

Total Rent \$ _____

Security Deposit (if by check) \$ _____

Total Due \$ _____

50% due by Credit Card _____ \$ _____

50% due by Credit Card _____ \$ _____

Please be aware an additional \$500 credit card authorization will be run immediately before your stay in lieu of a security deposit. If all is well after your stay no charges will be made against this authorization.

RENTAL TERMS AND CONDITIONS

Definitions:

“Owner” means JLP Ventures LLC, including its owner, managers, agents, employees, contractors, invites, licensees, or visitors.

“Tenant” means signatory Tenant and guests, and Tenant’s invitees, visitors or contractors.

Tenant Agrees and Acknowledges:

- Tenant acknowledges to the agreed upon price as stated on page 1 of this Rental Agreement to be the full amount due for the stated rental period, notwithstanding any Additional Charges that may be added due to 1) damage caused to the property by the Tenant 2) theft of Owner’s property by the Tenant 3) excessive cleaning or trash removal required as a result of Tenant’s stay or 4) the Tenant’s disregard of the Property Rules as outlined on pages 4 and 5 of this Rental Agreement.
- Tenant acknowledges an understanding of the Property Rules and tenant Notifications as outlined on pages 4 and 5 of this Rental Agreement and that any blatant disregard of the Property Rules will be grounds for immediate eviction.
- Tenant will be responsible for all charges pertaining to this Rental Agreement including any Additional Charges caused by any person in the Tenant’s party or anyone the Tenant invites onto the property. Tenant agrees that any Additional Charges will result in subsequent charges to the Tenant’s credit card or withholding from the refundable security deposit.
- Any Additional Charges pertaining to this Rental Agreement will be communicated by e-mail by the Owner to the signatory Tenant within 7 days after the termination date. If payment by credit card, collection of these charges will be initiated within 7 days after the termination date. If payment by personal check, refund of any unwithheld security deposit will be initiated within 7 days after the termination date.
- In the event the Owner is unable to provide use of the premises to the Tenant under this Rental Agreement prior to occupancy due to fire, eminent domain, act of nature, or any other reason, Tenant hereby agrees that the Owner’s sole liability as a result of these conditions is a full refund of all Rent and Security Deposit previously tendered by the Tenant less any credit card processing fees.
- Tenant expressly agrees to indemnify, defend, and hold Owner harmless from any injury, accident, loss and/or damage (and any resulting or related claim, action, loss liability, or reasonable expense, including attorney’s fees and other fees and court and other costs) to the Tenant and/or his invitees occurring in any portion of the premises. The indemnity contained in this paragraph (a) will survive the end of the termination or expiration of this Rental Agreement and (b) will apply even if an injury is caused in whole or in part by the ordinary negligence or strict liability of the Owner.
- Tenant acknowledges that swimming is at their own risk and that there is no lifeguard on duty at the swimming pool or on the river.
- Tenant acknowledges that the property being rented contains inherently dangerous natural conditions associated with the location and can be prone to flooding.
- Tenant acknowledges the property being rented is 5 acres more or less and does not have fenced boundaries. It is the Tenant’s obligation to inform guests of property boundaries.

- Owner is not responsible for any lost or abandoned items. There will be a shipping charge for any items returned by a shipping service.
- Tenant may not sublease any portion of the property to another party.
- 50% of the total rent is due immediately at the time of booking. The remaining balance due must be received 60 days prior to commencement date.
- All funds are due immediately for bookings made within 60 days of the commencement date.
- Cancellations must be made a minimum of 60 days prior to the commencement date and are subject to a \$500 processing fee.
- If balance due is not received 60 days prior to arrival, this Rental Agreement will be void, the reservation will be cancelled and NO REFUND will be issued.
- There will be no refunds for shortened stays due to the weather, river conditions, concert cancellations, eviction, or acts of nature.
- This Rental Agreement contains the entire agreement between the Owner and Tenant. There are no oral representations, warranties, agreements or promises pertaining to this Rental Agreement.
- There are no implied warranties of merchantability, of fitness for a particular purpose, or of any other kind arising out of this Rental Agreement, and there are no warranties that extend beyond those expressly stated in this Rental Agreement.
- By signing this document, you attest that you understand and agree to all points and statements in this Rental Agreement and freely agree that you are responsible to inform your entire party and guests of the contents of this Rental Agreement and that the Owner accepts no responsibility for any accident, injury or death that occurs on the premises. Please take extra precautions to protect the members of your group while on the premises.
- Your reservation is not guaranteed until we have received all necessary signed documents and a copy of your state ID, and until you have furnished us with an acceptable credit card or personal check for the purpose of charging the Rent. Any quoted rental price is subject to change until we receive your signed Rental Agreement documents.

Please print, read, and sign this Rental Agreement, attach a copy of your state ID, then scan and email to: grgh1230@gmail.com

Signature

Date

PROPERTY RULES

- Signatory Tenant must be 25 years old or older.
- Signatory Tenant must occupy the property for the entire term of the Rental Agreement.
- All persons under the age of 18 must have an adult accompany them at all times.
- Check-in time is 4 PM, check-out time is 11 AM. Flexibility with these times may be possible but can only be granted upon request and approval by the Owner before the time of check-in.
- Tenant will not at any time have more than 20 persons on the property and 10 vehicles in the parking area without prior consent from the Owner.
- Tenant shall obey all laws, ordinances, orders, rules, regulations and restrictive covenants applicable to the permitted use as a Short Term Rental and the City of New Braunfels.
- Parking is limited to the driveways in front of the garage and the parking area adjacent to the garage side of the building. Parking is not allowed on or beside the street or on landscaped areas. Parking is not allowed on the driveway in front of the Texas Room. This is not on Gruene River Guest House property. It can be used for loading and unloading only.
- By city ordinance, excessive noise or other disturbance outside the property is prohibited between the hours of 10 PM and 8 AM. This includes, but is not limited to, decks, portals, porches, balconies, patios, hot tubs, pools, saunas, or spas. Any noise of such character which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is declared a nuisance and is prohibited. No occupant or visitor to a Short Term Rental shall cause or permit a public nuisance to be maintained on such property. Practically speaking, be respectful to the neighbors, tone it down after 10 PM and then shut down any music and loud boisterous activities by midnight.
- By city ordinance, no tents, campers, or sleeping outdoors is allowed.
- Tenant must stay within the property boundaries. We ask that you respect our neighbor's property. Do not trespass.
- Tenant agrees not to alter the premises.
- Underage drinking on the premises is not permitted.
- Glass of any kind is not allowed in the immediate area of the swimming pool.
- Smoking is not allowed within any structure on this property. Smoking is allowed in outdoor areas only.
- Pets of any kind are not allowed at any time on this property. Owner and Tenant acknowledge that neighborhood pets roam freely, but are not allowed in the yard or house.
- Permission from the Owner must be granted for any open fires on the property. This includes but is not limited to open camp fires, fire pits, decorative torches, etc. Often there is a burn ban in the area.
- All empty bottles, cans, containers and trash from the riverfront and property grounds must be removed. Do not leave behind open food or containers.
- Trash shall be limited to that which can be accommodated by the 4 large city trash receptacles and 2 blue recycle boxes on the garage side of the building. The blue boxes are for recycle only. Any additional trash must be removed by the Tenant prior to departure.

- A maintenance person will put the city trash receptacles in the proper location for trash pickup on Tuesday and the blue recycle boxes on Thursday.
- Common issues that may require Additional Charges:
 - damage or theft
 - excessive cleaning or trash remaining after check-out
 - exceeding the permitted number of overnight guests or vehicles on the property
 - evidence of smoking or pets
 - not respecting the check-out time
- Please discuss with the Owner any potential issues with these rules.

TENANT NOTIFICATIONS

- In Case of Emergency call 911 and give this address:

1230 Sleepy Hollow Ln
New Braunfels, TX 78130

- Fire, Police, Ambulance 830-608-2179
- Failure to conform to the occupancy, noise and parking regulations is a violation of the city's municipal code and occupants can be cited.
- This property is in a flood zone. The City of New Braunfels has emergency warning sirens that are tested weekly. You may hear the weekly test. Please be alert in case it is not a test. Evacuation from this neighborhood is in one direction only – with the house behind you while facing the street turn LEFT OUT OF THE DRIVEWAY, RIGHT ON EWELLING AND LEFT ON GRUENE ROAD.
- The property has security cameras located around the outdoor perimeter of the main house. There are no security cameras indoors. The images from the security cameras are sent to a recorder only and will not be monitored real time. Recordings from the security cameras are only viewed and/or saved if issues during a stay require documentation.
- In case of any issues or concerns please contact the Owner, Lynnae Paules 409-504-7641.