#### Lenzi, Chelsea

From: Guy Hamilton <guy.hamilton@caliberhomeloans.com>

**Sent:** Monday, August 27, 2018 2:26 PM

To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob

**Subject:** D4 Public Comment STR

Attachments: STR Rates vs Hotel-Motel.pdf; Historical VR Contracts.pdf; Summerland Historical Data

2004-2007.pdf

Dear Supervisors, please see the attached public comment which was submitted to the California Coastal Commission before the May 10th hearing. The attached comments include testimonials from our guests who support STR and the important role that STR play in their ability to stay at the Santa Barbara Coast with their families.

The supervisors did not have access to records, prior to their last vote, to allow a "historic use overlay" beyond the Miramar beach area.

Attached above and the letter below is what I provided the California Coastal Commission for their May 10, 2018 meeting

Records show there was also a decades long historic use of STRs for Summerland and Padaro Lane beachfront areas. There are several STRs in the Summerland area listed in Homeaway.com & Airbnb that state on their sites they have been in business since 2001. My personal historic use is well documented in the attachments above.

What I've attached above is:

- 1. Short Term Rental rates vs Hotels and Motel
- 2. Contracts from 2004-2007
- 3. Historical data from our own property in Summerland.

As you'll see in the above March 2017 California Economic Forecast study of Short Term Rentals (STRs) offer a discount over traditional hotel/motel stays on the Central Cost. When comparing STRs to hotels you'll see that STRs are 38% lower in overall cost compared to hotels. Affordable tourist accommodation choices are inadequate in the coastal area of our community and STRs can assist with correcting that imbalance.

Summerland is a wonderful beach community nestled between Montecito and Carpinteria. There are no hotels or motels, only one nice Bed & Breakfast, Inn on Summer Hill, with an average room rate of \$279. For a family of 4 or 6 this would be a very expensive visit to our coastal town, whereas they could rent a full home in Summerland ranging between \$200 - \$475 per night depending on 2-3 bedrooms.

Our home in Summerland is a 3 bedroom 2 ½ bath home. Our average booking is for a family of 4, and we allow up to 6 guests. A family of 4 or 6 would find renting 2 or 3 hotel rooms cost prohibitive for most family budgets, so STRs are an excellent solution to taking a vacation to the Santa Barbara beach area and saving money while enjoying our coast.

We've owned our home in Summerland for 32 years and it is first and foremost 'our' home. The information I've provided is reflective of how closely we've screened our tenants, always with our

neighbors security and quite enjoyment of their own home being considered. As an example of the quality tenant we had, we refunded 100% of all deposits and never had a complaint by a neighbor.

We have no cancelled checks to provide as we banked with Santa Barbara Bank and Trust during that time period. SBBT merged with Union Bank in late 2012. All of the prior SBBT records have been purged and we don't keep records beyond the statutory 7 year period by the IRS. 2007 was 11 years ago

But what I do have is a forensic record of our past history. I found all my contracts on an external hard drive saved from an old computer and was able to take screen shots of the file they were kept in. Please note they were created with Microsoft Word 97'. The date and time the document was created is at the far right.

Also included in a separate document above is a copy of the front page of every STR contract from 2004 - 2007. I believe the information above supports clear evidence of our historic rental data during that time period. This document only includes STRs and not, longer term rentals.

I'm optimistic to see the county's reevaluation of opening up this historical rental area from Miramar to Sandyland, which includes Summerland and Padaro Lane. It will not only be good for the County tax base, but also allow more people access to our coast.

Please don't hesitate to call or email me with any questions. I'm also available for any taskforce assistants. I know people in Palm Springs and Pismo Beach who have worked in conjunction with their communities to make this work and I'm sure a workable solution can be found in our county.

I hope this information will assist the Coastal Commission in viewing Short Term Rentals as a means to allow more people to visit our area and have access to our coast.

Thanks for your help in getting this scheduled for review on the next agenda.

Best regards

Guy Hamilton

Senior Loan Consultant | NMLS ID# 300950



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# The Average Daily Rate for Short Term Rentals in Santa Barbara: A comparison with Conventional Hotels and Motels

# Is there a significant price differential between STRs and Hotels?

A report prepared by the

#### California Economic Forecast

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Box 207
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(805) 692-2498
www.californiaforecast.com

March 25, 2017

**FINAL REPORT** 

# **Executive Summary**

A recent survey (March 2017) of average daily, weekly, and monthly rates for short term rentals (STRs) in Santa Barbara was conducted. Established industry sourced reports on average daily rates for conventional lodging (hotels/motels) in the City of Santa Barbara were also evaluated.

This study was conducted to ascertain the price differential, if any, between formal lodging establishments and STRs. The comparison indicates that on a per room basis, STRs are significantly less expensive than conventional lodging in the City of Santa Barbara (or elsewhere throughout the South Coast).

In some cases, an entire house or apartment (short term rental) can be rented for the price of an upscale hotel room in Santa Barbara.

Studies conducted elsewhere have demonstrated that STRs around the country including California are generally less in cost than hotels.<sup>1</sup> The comparison was for average listings in cities throughout the world, compared to hotel rooms in that same city. An average listing included apartments and whole homes. Consequently, even when hotels were less expensive than STRs---in the cities of Austin, San Diego and San Francisco---the comparison is between a hotel room and an AirBnB listing which is largely comprised of entire apartments and detached multi-bedroom and multi-bathroom homes.

Short term rentals can be especially cost effective for large families or groups. A family of four or five or two couples traveling together can share a two bedroom apartment or home which is usually less expensive than a pair of hotel rooms.

In fact, the statistical analysis conducted in this study shows that the average per bedroom per night rates for STRs is clearly less in all seasons than the rate per hotel room in Santa Barbara, either in-town or along the beach or within the coastal zone. Further savings occur because rentals include kitchens; families can cook their own food which is less expensive than food away from home. Furthermore, laundry machines enable additional savings, in both time and money.

<sup>&</sup>lt;sup>1</sup> <u>https://priceonomics.com/hotels/</u> <u>http://www.businessinsider.com/is-it-cheaper-to-airbnb-or-get-a-hotel-2016-2</u>

# Comparison of Average Daily Rates / Formal Hotels/Motels versus Short Term Rentals / City of Santa Barbara

	January – Dec Actual Averag		2017 STR Rat	es*
<u>Season</u>	•	In Town Hotels	Coastal Zone	In Town
Winter Spring Summer Fall	\$ 218 \$ 249 \$ 322 \$ 270	\$ 175 \$ 183 \$ 231 \$ 207	\$ 145 NA \$ 184 \$ 159	\$ 154 NA \$ 168 \$ 153
Annual Average	\$ 265	\$ 199	\$ 163	\$ 156
Percentage differen	ce from Hotels/N	Motels	- 38%	- 22%

<sup>\*</sup> per room per night

Source: PKF Consulting through Visit Santa Barbara, and STR Survey, described above

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#### Introduction

In March 2017, The California Economic Forecast prepared a comparative price analysis between Short Term Rentals (STRs) and Hotel/Motels in Santa Barbara.

Because we have conducted previous studies associated with Short Term Rentals in the Central Coast, we were familiar with the industry and the online websites that are routinely used to locate, determine prices, and rent an STR.

We conducted a survey of STR listings on the most popular websites used to search and locate rentals in Santa Barbara County. This survey was conducted between March 10 and 21, 2017.

We obtained information from Visit California at the Santa Barbara Chamber of Commerce on the prices of local hotels and motels. We have been maintaining price and occupancy information on the South Coast lodging industry for the last 20 years. Consequently, we have built a very long and extensive database on ADRs (average daily rates), rates of utilization (occupancy), the hotel inventory, and the total numbers of transient rooms.

# **Short Term Vacation Rental Price Survey**

The survey of STRs in the Santa Barbara area was conducted during the 2 week period of March 10 to 21, 2017. Consequently, the price information is extremely current. The following websites were used to obtain location and price information:

www.VRBO.com, www.AirBnB.com, www.ParadiseRetreats.com, and www.VacationRentalsOfSantaBarbara.com

One prominent website not surveyed was <u>www.HomeAway.com</u> because the company recently purchased VRBO.com, and all HomeAway.com listings are now duplicated on the VRBO.com website.

Properties were selected by using each website's "property search" tool. The search criteria were City (for example: Santa Barbara), number of guests (for example: 2 or more), and dates of stay (see **Seasons** below).

The properties displayed on the search results were then reviewed. For VRBO.com, ParadiseRetreats.com, and VacationRentalsOfSantaBarbara.com, there is a "Rates" tab for each property. Using the Rates tab, we were able to obtain the nightly, weekly, and monthly rental rates per season. For the AirBnB.com website there was no Rates tab. As a result, we had to enter the dates for 9 separate date ranges and review a quote that showed the rental rate for each date range.

Location and price for a total of 150 STRS were obtained. Of this total, 94 were located in the City of Santa Barbara.

#### STRs by Location

	<u>Total</u>	In Beach Area	In Coastal Zone
Carpinteria	15	15	14
Summerland	8	8	8
Montecito	33	17	16
Santa Barbara	94	34	22
Totals	150	74	60

#### Seasons

For AirBnB.com, the following 9 date ranges were used for the search criteria dates:

SUMMER	FALL	WINTER
Nightly: 7/15 - 7/18	Nightly: 10/15 - 10/18	Nightly: 1/15 - 1/18
Weekly: 7/15 - 7/22	Weekly: 10/15 - 10/22	Weekly: 1/15 - 1/22
Monthly 7/15 - 8/14	Monthly 10/15 - 11/14	Monthly 1/15 - 2/14

For the comparison to hotels, it would have been appropriate to focus the survey on whole apartments since these would be most comparable to a hotel stay. However, there are few apartments in the population of properties that are listed on the rental websites. Consequently, we used whatever listings were available on the websites. The listings were focused on the entire property (home or apartment) and not a room within a property.

From the survey, we extracted the location of the property, the number of rooms in the property, and the rate per night for 1 to 6 nights, for 7 to 29 nights, and for 30+ nights. As discussed above, rates were obtained for:

Summer (during mid-July)
Fall (during mid October)
Winter (during mid-February)

Gathering this type of information enabled us to determine an average seasonal nightly rate per room for short term rental properties:

- 1) for the entire sample of 150 properties
- 2) for STRs in the City of Santa Barbara
- 3) within the coastal zone (or beach area) of Santa Barbara

## Overall average rate in 2017

The average cost of an STR property per night is \$524.92. The average number of bedrooms is 2.92. Consequently, the average price per room is

This is the average rate over all seasons and for 1 to 6 nights.

The average rate per night per room for a week is \$154.54. The average rate per night per room for 30 days or more is \$124.83

Seasonal Rates in 2017

Here are the average daily rates by season and length of stay

#### All Properties in the Survey

## Average Price Per Night per Property

<u>Season</u>	Lengt 1 to 6 nights	h of Stay 1 week	<u>30+ days</u>
Winter Summer Fall	\$481 \$581 \$512	\$417 \$524 \$455	\$323 \$420 \$351
Average	\$525	\$451	\$365

## Average Price Per Night per Room

Season	Length 1 to 6 nights	n of Stay 1 week	<u>30+ days</u>
Winter Summer Fall	\$165 \$199 \$175	\$139 \$173 \$152	\$111 \$144 \$120
Average	\$180	\$154	\$125

## Santa Barbara Only

For strictly City of Santa Barbara located STRS, the average daily rates per room and per night are as follows:

Summer Fall Winter	Cost per Night \$450 \$407 \$399	<u>Cost per Room</u> \$169 \$153 \$150
Average	\$419	\$157
Number in S	ample=94	Avg # Rooms=2.7

# **Coastal Zone Properties**

For Beach area and Oceanfront properties, the average daily rates per room and per night are as follows

Summer Fall Winter	Cost per Night \$660 \$567 \$507	Cost per Room \$213 \$191 \$171
Average	\$578	\$195
Number in S	Sample=60	Avg # Rooms=3.0

## Santa Barbara City Coastal Zone

For properties located in the Santa Barbara Coastal Zone, the average daily rates per room and per night are as follows:

Summer Fall Winter	Cost per Night \$469 \$406 \$371	Cost per Room \$184 \$159 \$146
Average	\$415	\$163
Number in S	Sample=22	Avg # Rooms=2.6

#### Montecito

For properties located in Montecito, the average daily rates per room and per night are as follows:

	Cost per Night	Cost per Room
Summer	\$818	\$248
Fall	\$686	\$208
Winter	\$618	\$187
Average	\$707	\$214
Number in S	Sample=33	Avg # Rooms=3.3

# Carpinteria / Summerland

For properties located in the Carpinteria / Summerland area, the average daily rates per room and per night are as follows:

	Cost per Night	Cost per Room
Summer	\$808	\$235
Fall	\$720	\$210
Winter	\$639	\$186
Average	\$722	\$210
Number in S	Sample=23	Avg # Rooms=3.4

#### Summary

The average year around cost for an STR property in the Santa Barbara area per day is \$525. This is the cost for an entire home, condo, or apartment unit with 3 bedrooms.

The per bedroom rate is \$180 per night.

The average year around cost for an STR property in the City of Santa Barbara is \$419 per day. The average per bedroom rate is \$157. The average year around cost for an STR property in Montecito and Carpinteria / Summerland is \$707 and \$722 respectively. Per bedroom per night the rates for Montecito and Carpinteria are \$214 and \$210 respectively.

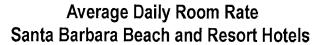
Year around or by season, STR rates per night and per bedroom are less expensive than STR rates in Montecito or Carpinterland / Summeland than in the City of Santa Barbara. There are more STR properties in Santa Barbara and there is more diversity in the type of units for rent.

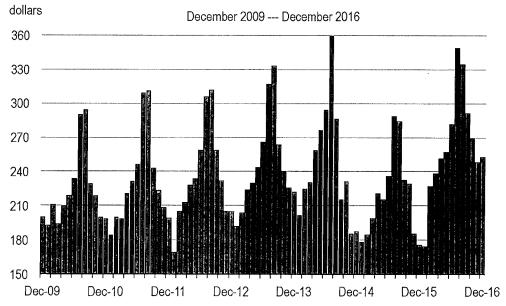
# Santa Barbara Lodging Rates (Formal Hotels & Motels)

Room rates for lodging establishments in Santa Barbara have been gradually rising over time and the current average daily rate is at all time record highs. Data on room rates for all areas of Santa Barbara County are produced by PKF Consulting and distributed by Visit Santa Barbara.

We focus on the ADR (average daily rate) for Santa Barbara Beach hotels and separately for Santa Barbara hotels and motels located off the beach but within the city limits.

Rates (consistent with the behavior of STR rates over the year) are clearly seasonal, as demonstrated in the following chart.

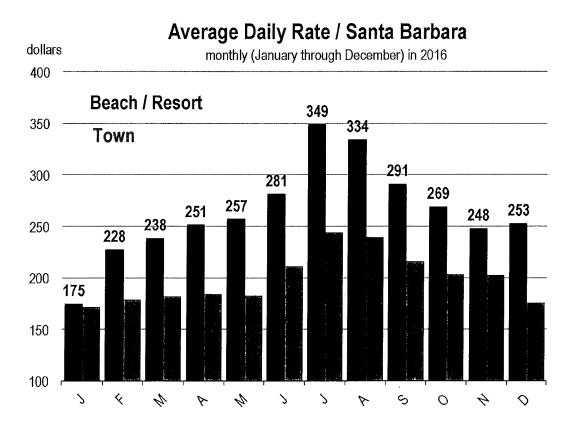




The high point for the average daily rate came in 2014 when occupancy reached record levels, due in large part to particularly favorable weather in California combined with extraordinarily poor weather in much of the rest of the nation. Occupancy started to stabilize and even weaken in 2015 but it appears that hotels rapidly adjusted their prices to offset any occupancy declines. Demand strengthened in 2016 despite the stronger dollar, due to faster growing economies in the U.S., Canada, Europe, and Asia.

In order to untangle the seasonal volatility, a seasonal adjustment methodology is typically used to evaluate the price and occupancy series' transient lodging over time. However, that is not necessary for the purposes of this report. See Appendix A.

A close up of Santa Barbara hotel average daily rates is shown below by month for the 2016 calendar year, for Beach hotels and for In-Town hotels:



Last year, the July rates averaged \$349 per night. October rates averaged \$269 per night, and February rates averaged \$228 per night.

Now, if you compare with the STR survey above, all of these rates are significantly higher than the average rates per night per room for short term rentals.

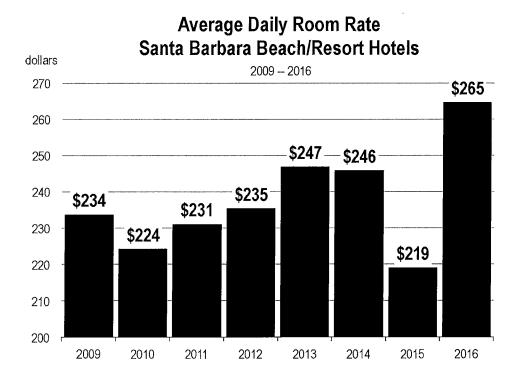
#### Comparison: Hotels and STRs

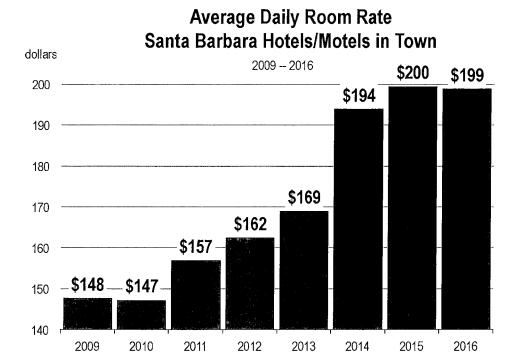
In a short term rental which in Santa Barbara is routinely a detached home, condominium or less frequently, an apartment, guests are able to lodge a family of 4

or more in a 2 or 3 bedroom home or apartment. And clearly, the rental rate is on average, lower than renting 2 or 3 rooms (or a suite) in a hotel. The STR will have additional living space including a kitchen, dining room, and more than one bathroom. It will also typically have laundry facilities, a garage or at least some free parking.

Daily rates are higher for the Beach Resort hotels, currently averaging \$265 per night for Beach area (or Coastal Zone) location, and \$199 per night for other hotels/motels in town.

Annual average rates are presented below for Santa Barbara beach area Hotels and In-town lodging facilities.





These rates are for a room in a hotel, featuring either a king or two queen beds. Basically the room is for 2 people but might be able to sleep a family of 4 under the best of conditions.

#### A Self Selected Survey of Hotels on Booking.com

A sample of February and March rates for 30 selected hotels in the South Coast region are presented in the following table. This sample was obtained from Booking.com and the daily rate was collected for the most inexpensive room at the lodging facility for a weekday night: Wednesday of February 22, and March 22, 2017.

The average rate for these 30 hotels was \$268.70 for the March date.<sup>2</sup> Twenty of these hotels are located in the Coastal Zone. The average rate for Coastal Zone properties was actually less at \$235.45. This is because the Canary, El Encanto, and San Ysidro Ranch properties are not in the coastal zone and were therefore removed from the average. The average rate for Santa Barbara only based properties is \$230.30. What this selected survey indicates is that average hotel/motel rates for the most inexpensive option all exceed \$200 per night.

<sup>&</sup>lt;sup>2</sup> A similar sample was collected for 25 of the most affordable hotels for the same date. The average rate was \$116. None were in the coastal zone.

Table 1: Lowest Hotel Prices for selected Santa Barbara area lodging for the Wednesday nights of February 22 and March 22, 2017\*

Hotel Name	Best Overnight rate	Location	<u>Type</u>
San Ysidro Ranch El Encanto 4 Seasons Biltmore Bacara Spanish Garden Inn Canary Hotel Harbor View Inn Santa Barbara Inn The Upham Hotel Courtyard Marriott Hampton Inn Double Tree The Eagle Inn Hotel Milo Hotel Indigo Pacifica Suites Brisas Del Mar Hotel Santa Barbara The Wayfarer Hyatt Centric	rate  945 468 445 425 329 302 250 239 232 229 226 224 220 219 214 209 199 189 189 186	Montecito Santa Barbara Montecito Goleta Santa Barbara Santa Barbara Santa Barbara Santa Barbara Santa Barbara Goleta Goleta Santa Barbara	Resort Resort Resort Hotel Hotel Hotel Hotel Hotel Hotel Hotel Beach Beach Hotel Beach Bea
Montecito Inn Encina Lodge West Beach Inn Beach House Inn La Quinta Inn The Goodland	185 179 172 172 169 169	Santa Barbara Santa Barbara Santa Barbara Santa Barbara Santa Barbara Goleta	Hotel Hotel Beach Beach Hotel Hotel

<sup>\*</sup>on Booking.com. If this date was sold out, we queried the following Wednesday: March 1, 2017, or March 29, 2017. Many of these hotels have a variety of room sizes and amenities and therefore have much higher ADRs than presented here. Also, weekend rates are in nearly all cases, substantially higher. This is particularly true at the El Encanto, Biltmore, Bacara, Hyatt, and Double Tree.

## **Summary of Hotel Costs in Santa Barbara**

The average 2016 rate was \$265 for Beach properties and \$199 for in-town hotels.

The seasonal averages for formal Santa Barbara transient lodging are shown in the table below:

# January – December 2016 Actual Average Daily Rate Averages

Season	Beach Hotels	In Town Hotels
Winter Spring Summer Fall	\$ 218.32 \$ 248.92 \$ 321.54 \$ 269.52	\$ 175.03 \$ 182.58 \$ 230.97 \$ 207.06
Annual Average	\$ 264.58	\$ 198.81

Source: PKF Consulting through Visit Santa Barbara, March 2017

# **Some Additional Comparisons**

# The Expense of South Coast Hotels are cited as a problem for Coastal Access

It is important to note that a recent article in the Santa Barbara Independent reported on a UCLA study which found the average daily room rate for South Coast hotels among the highest in the state of California.<sup>3</sup> The UCLA study by Jon Christensen and Phillip King reported on the lack of affordable lodging options in coastal communities and how this impacts coastal access by Californians. The lack of affordable overnight accommodations was sited by 75 percent of Californians as a problem factor when visiting the coast.<sup>4</sup>

#### National Comparison of STR and Hotel rates

The fact that STR rates are effectively lower than conventional hotel/motel room rates is not uncommon. There have been many comparison reports prepared on this subject, and all demonstrate that even in expensive cities like New York, Los Angeles, and San Francisco, entire short term rental homes cost less per night than a single room in a hotel.<sup>5</sup>

<sup>&</sup>lt;sup>3</sup> S.B. Hotel Room Rates Among Highest in CA, The Independent, February 10, 2017 edition, <a href="http://www.independent.com/news/2017/feb/10/sb-hotel-room-rates-among-highest-ca/">http://www.independent.com/news/2017/feb/10/sb-hotel-room-rates-among-highest-ca/</a>

<sup>&</sup>lt;sup>4</sup> Access for All, What the Coast Means to Californians, And how often they visit, by Jon Christensen, UCLA and Philip King, San Francisco State University, November 2016. https://www.ioes.ucla.edu/coastal-access/

<sup>&</sup>lt;sup>5</sup> See for example: <a href="https://qz.com/779121/airbnb-vs-hotel-cost-comparison-you-can-rent-an-entire-home-on-airbnb-for-the-price-of-a-hotel-room/">https://qz.com/779121/airbnb-vs-hotel-cost-comparison-you-can-rent-an-entire-home-on-airbnb-for-the-price-of-a-hotel-room/</a>

Please see reference list for more comparison studies.

# **Summary of Findings**

Short term rentals in Santa Barbara rent for an average rate of \$525 per night, and \$419 in the City of Santa Barbara. However, this average rate is associated with an entire 3 bedroom home or condo which includes kitchen facilities and parking, additional rooms and bathrooms and frequently, laundry facilities.

On a per room per night basis, short term rentals are significantly less than conventional hotels and motels in Santa Barbara and the Coastal Zone of Santa Barbara.

The average daily rate is lower for weekly stays in a short term rental whereas weekly stays in a conventional hotel generally offer no such discounts. On a per room basis for families or traveling groups, short term rentals provide a comparatively more affordable alternative to conventional lodging facilities in Santa Barbara including the Coastal Zone.

	January – Decemb Actual Average Ra		2017 STR Rate	es*
<u>Season</u>	Beach Hotels In	Town Hotels	Coastal Zone	<u>In Town</u>
Winter Spring Summer Fall	\$ 218 \$ 249 \$ 322 \$ 270	\$ 175 \$ 183 \$ 231 \$ 207	\$ 145 NA \$ 184 \$ 159	\$ 154 NA \$ 168 \$ 153
Annual Average	\$ 265	\$ 199	\$ 163	\$ 156
percentage differen	ce from Hotels/Mote	ls	- 38%	- 22%

NA = not available

Source: PKF Consulting through Visit Santa Barbara, and STR Survey, described above

For a week stay, there is frequently no discount provided at hotels or resorts. But at STRs, surveyed rates clearly demonstrate the existence of a significant discount:

<sup>\*</sup> per room per night

# 2017 STR Rate Per Night for Stays of 1 night and for 7 nights or more

	For 1 night*	For 7 nights*
Winter Summer Fall	\$165 \$199 \$175	\$139 \$173 \$152
Average	\$180	\$154

\* per room per night Source: STR Survey, described above

# References

Christensen, Jon, and Philip King, Access for All, A New Generation's Challenges on the California Coast, January 2017 <a href="https://www.ioes.ucla.edu/coastal-access/">https://www.ioes.ucla.edu/coastal-access/</a>

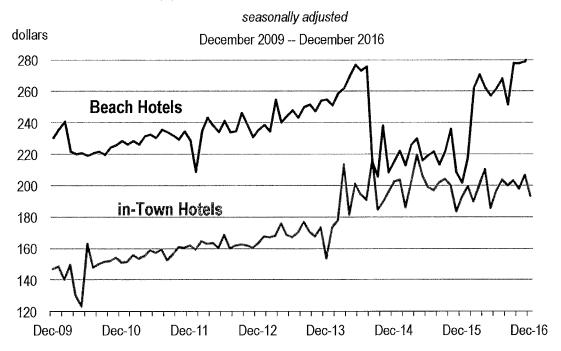
Airbnb vs Hotels: A Price Comparison <a href="https://priceonomics.com/hotels/">https://priceonomics.com/hotels/</a>

Here's where it's cheaper to book an Airbnb over a hotel room <a href="http://www.businessinsider.com/is-it-cheaper-to-airbnb-or-get-a-hotel-2016-2">http://www.businessinsider.com/is-it-cheaper-to-airbnb-or-get-a-hotel-2016-2</a>

# Appendix A

The convention for evaluating average daily room rates over time is to apply a seasonal adjustment factor to produce a more smoothed series. This is a standard statistical approach used when the data series being analyzed exhibits significant seasonal volatility.

# Average Daily Room Rate Santa Barbara Hotels / Motels



When seasonal adjustment is executed properly, the series appears more stable and therefore readable and assessable over time. Note with seasonal adjustment the Beach hotel series does take a dip in late 2014 extending through to November of 2015. We did notice that the average hotel prices were lower during this time period than in past years. This may have been a reporting error on the part of PKF consulting, the source of this information. Alternatively, because occupancy was starting to slip for the most expensive lodging facilities in town at that time, this may have been a more competitive period for local hotels to maintain higher rates of occupancy. During 2015, this was the only period in time in which In-Town Santa Barbara average occupancy was greater than Beach/Resort Hotel average occupancy, over the last 5 years.



(C.A.R. Form VRA, Revised 4/02)

(intended for occupancy of 30 days or less)

1. 2.	OCCUPAN'	: Occupant	rents, for va-	Br cation purp	oses only.	the furnis	hed real property a	("Occupant") ag and improvements	described as:
3.	The Premise	es has	3	, Cot	inty of be	edroom(s) a	anta Barbara nd	, California	, situated in a, ("Premises") bath(s).
<ol> <li>ARRIVAL AND DEPARTURE:         Arrival: 07/28/2006 (Date) at 3:00 PM (Time) Departure: 08/04/2006 (Date) at 11:00 AM</li> <li>AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more adults and 2 children.  (If checked) In addition to the Occupant identified in paragraph 1, only the following at the Premises:</li> </ol>							than 2 ring shall reside		
	("Authorized Guests"). No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.							ons than those Premises or be	
5.	PAYMENTS  A. The Pre actually		t be held for (	Occupant u	ntil both th		on fee and this Agre ces rendered in ent		
	B. Categor	У	······································	**************************************	· · · · · · · · · · · · · · · · · · ·	Amo	ount Due	Payment Due Da	ıte
	Resen	ration Fee: n/a	3			\$			
	Rent:	(Total Rent	is \$3,200	for 7 nig	hts)	\$	1,600.00	March 28,	2006
	Securit	ty Deposit: ()	Refundable)			\$	750.00	May 28,	2006
	Cleani	ng Fee: ( <i>No</i>	n-Refundabl	e)		\$	200.00	May 28,	2006
	Other:	(Rent Bala	nce)			\$	1,600.00	May 28,	2006
	Other:	(Pool Heat	er if desir	eđ (\$200	per week	, \$			
	Transie	ent Occupancy	Tax: <b>n/a</b>			\$			
6. 7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's ro Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N/A}{\chickstyle{A}} \).  SECURITY DEPOSIT:  A. The security deposit will be \( \frac{\chickstyle{A}}{\chickstyle{A}} \).  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises, and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and  (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.								
unai mac Cop ALL	uthorized repro hine or any otl yright © 2002, RIGHTS RESE	s of the United duction of this for neans, inclu-CALIFORNIA ERVED.  D 4/02 (PAGE	orm, or any porti iding facsimile o ASSOCIATION	on thereof, by	photocopy ed formats.		cknowledges receipt of a cupant's Initials (	1,	ECUAL HOUSING OPPORTUNITY



(Intended for occupancy of 30 days or less)

(C.A.R. Form VRA, Revised 1/06)

1. 2.	QC PR	CUPANT: Robert and Ruth Bart OPERTY: Occupant rents, for vacation purposes only, the	furnished real	property as	nd improvements described as:	
		2561 Golden Gate 2	lve.		, situated in, California ("Premises").	
	The	Summerland , County of  Premises has 3 bedroo	Santa Bas	rbara	, California ("Premises").	
3.		Premises has bedroo	m(s) and		2.5 bath(s).	
		ival: <u>10/26/2007</u> (Date) at <u>4:00 PM</u> (Time) Departure	: 11/02/200	7 (Date)	at 10:00 AM (Time)	
4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than						
		Hermises. <del>Flandits include Robert and Ruth Barton</del> Hinger	and their q	uests, An	("Authorized Guests").	
	No ide rem	other guests, visitors or persons are permitted. If the Premises antified in this paragraph, (i) Occupant, Authorized Guests and all one oved from the Premises; (ii) Occupant is in breach of this Agreem posit.	thers may be req	ruired to imn	re or different persons than those nediately leave the Premises or be	
5.	PA A.	YMENTS: Occupant agrees to the following payments: The Premises will not be held for Occupant until both the res actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	ervation fee and services rende	d this Agree red in ente	ement signed by Occupant have ring into this Agreement and is	
		Category	Amount Due		Payment Due Date	
		Reservation Fee: N/A	\$			
		Rent (Total rent is \$2,300 for 7 nights)	\$ 2	2,300.00	September 5, 2007	
		Security Deposit: (Refundable)	\$	750.00	September 5, 2007	
		Cleaning Fee: (Non-Refundable)	\$	220.00	September 5, 2007	
		Other: Rent Balance	\$			
		Other (Pool heat if desired - \$250 per week)	\$			
		Transient Occupancy Tax:	\$			
<ol> <li>6.</li> <li>7.</li> <li>8.</li> </ol>	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  SECURITY DEPOSIT:  A. The security deposit will be It transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.					
unat mad Copy	thori sine right	right laws of the United States (Title 17 U.S. Code) forbid the zed reproduction of this form, or any portion thereof, by photocopy or any other means, including facsimile or computerized formats. © 2002 - 2006, CALIFORNIA ASSOCIATION OF REALTORS®, RIGHTS RESERVED.	ipant acknowledge Occupant's Init	,	copy of this page) ()	
		VISED 1/06 (PAGE 1 OF 3)				

#### VACATION RENTAL AGREEMENT (VRA PAGE 1 OF 3)

Agent:	Guy D. Hamilton	Phone: (805)564-43	71 Fax: (805)564-8522	Prepared using WINForms® software
Broker:	GDH Financial Corp.	152 E. Carrillo St , Santa Ba	rbara CA 93101	



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OC PR	CUPANT:	Occupant	rents, f	for vacation	purposes o	ກlv. the	furnished	real property a	("Occupant") agreand improvements	described as:
			·	·	2	561 Golder	Gate	Ave.	·	, California	, situated in
	Th	o Promises	Summex1 has	and	2	., County of _	hodro	Santa	Barbara	, California	, ("Premises").
3,			D DEPART				_ pedio	om(s) and _		2.5	oatn(s).
	Arr	ival:04/	04/2006	(Date) a	nt <u>3:00 F</u> S: The Prem	M (Time) [	Departur ie sole u	e: <u>04/11</u> se as a pers	<u>/2006</u> (Date) onal vacation res	at11:00 AM	(Time).
4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more the adults and children. 🗵 (If checked) In addition to the Occupant identified in paragraph 1, only the following at the Premises:						ng shall reside					
5.	("Authorized Guests")  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.							ons than those Premises or be of any security ccupant have			
	В.	Category	<del>, , , , , , , , , , , , , , , , , , , </del>			·····		Amount [	Due	Payment Due Dat	:e
		Reservat	ion Fee: #/	a	······································			\$			
		Rent: (T	otal Rent	is \$2	2,300)	Marila II for 1 1 1 - 2 1 1 - 2 1 1 1 1 1 1 1 1 1 1 1		\$	1,150.00	January 16	, 2006
		Security	Deposit: (	Refund	able)			\$	750.00	February 4	, 2006
		Cleaning	Fee: (No	n-Refu	ndable)			\$	200.00	February 4	, 2006
		Other: (1	Rent Bala	nce)		<del> </del>		\$	1,150.00	February 4	, 2006
		Other: (1	Pool Heat	er if	desired (	\$200 per we	eek)	\$			
		Transien	Occupanc	/ Tax: <b>N</b> /	/A			\$			
6.	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A										
8.		all paymen Agreement and all mar	ts except after the lake keting and p	the rese itest Pay preparati	ervation fee vment Due D ion costs ned	will be refun late, Occupan sessary to rea	ded to it shall t dy the P	Occupant. If ne responsib	f Occupant cand le for rent, comn	or to the latest Paymoceis or otherwise te nission to Owner's R	rminates this
unat mack Copy	thori nine righ	ized reproduction any other	ction of this f means, incl ALIFORNIA	orm, or ar uding fac	ny portion ther simile or com	Code) forbid to eof, by photocoputerized forma EALTORS®, IN	py Oci its.	•	dedges receipt of a	13 13	COUAL HOUSING OPPORTUNITY
VDA	. 4.4	DEVISED	AIN'S IDAGE	1 OF 21						•	

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St. , Santa Barbara Phone: (805)564-4371 Fax: (805)564-8522

CA 93101 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property	"Occupant") agrees as follows: and improvements described as:			
	Summerland County of	Santa Barbara	, situated in , California, ("Premises").			
	The Premises has bedroo	om(s) and	2.5 bath(s).			
	ARRIVAL AND DEPARTURE:  Arrival: 08/04/2007 (Date) at 4:00 PM (Time) Departure	e: <u>08/11/2007</u> (Date	e) at (Time).			
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole us adults and children (If checked) In addition to the O at the Premises: Children are Anna and Selma Bierma	ccupant identified in paragi	aph 1, only the following shall reside			
No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any se deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant						
	actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	r services rendered in en	tering into this Agreement and is			
	B. Category	Amount Due	Payment Due Date			
	Reservation Fee: n/a	\$				
	Reni: (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	April 2, 2007			
	Security Deposit: (Refundable)	\$ 750.00	June 4, 2007			
	Cleaning Fee: (Non-Refundable)	\$ 220.00	June 4, 2007			
	Other: (Rent Balance)	\$ 1,600.00	June 4, 2007			
	Other: (Pool Heater if desired (\$250 per week)	\$	•			
	Transient Occupancy Tax: N/A	\$				
6. 7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received or Owner's Representative's sole discretion, either terminate this reservation fee, or impose a late charge of \$ N/A .  SECURITY DEPOSIT:  A The security denosit will be [X] transferred to and held by Owner.	Agreement and refund to	t Due Date, Owner may, at Owner's Occupant all payments except the			
	<ul> <li>A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.</li> <li>B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and</li></ul>					
8.	released.  CANCELLATION; REFUND: If Occupant cancels or otherwise to all payments except the reservation fee will be refunded to Agreement after the latest Payment Due Date, Occupant shall be and all marketing and preparation costs necessary to ready the P	Occupant. If Occupant ca le responsible for rent, con	ncels or otherwise terminates this			
una: mac Cop	copyright laws of the United States (Title 17 U.S. Code) forbid the uthorized reproduction of this form, or any portion thereof, by photocopy thine or any other means, including facsimile or computerized formats. The yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	cupant acknowledges receipt o Occupant's Initials (	7 1			
VR	A-11 REVISED 4/02 (PAGE 1 OF 3)		•			



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: John and Angelie Blai PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	nd improvements described as:					
	Summerland . County of	Santa Barbara	, situated in , situated in , California, ("Premises").					
	The Premises has bedroo	m(s) and	2.5 bath(s).					
3. 4.	ARRIVAL AND DEPARTURE:  Arrival:08/25/2007 (Date) at4:00 PM (Time) Departure:08/31/2007 (Date) at10:00 AM (Time).  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than2  adults and2children.							
at the Premises: Children are Chloe and Nathan Blakey  ("Authorized Gues No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than the identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any sect deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and the premises will not the premise of the following payments.								
	NONREFUNDABLE.		-					
	B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent: (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	May 17, 2007					
	Security Deposit: (Refundable)	\$ 750.00	June 25, 2007					
	Cleaning Fee: (Non-Refundable)	\$ 220.00	June 25, 2007					
	Other: (Rent Balance)	\$ 1,600.00	June 25, 2007					
	Other (Pool Heater if desired (\$250 per week)	\$						
	Transient Occupancy Tax: x/x	\$						
<ol> <li>7.</li> <li>8.</li> </ol>	Total:  \$ 4,170.00  6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be I transferred to and field by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an Itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.							
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(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Robin Bulloch and Thomas PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate.	furnished real property a	nd improvements described as:					
2	The Premises hasbedroo	om(s) and	2.5 bath(s).					
٥.	ARRIVAL AND DEPARTURE: Arrival: <u>09/20/2007</u> (Date) at <u>4:00 PM</u> (Time) Departure	- 09/27/2007 (f)ate)	at 10.00 MM (Time)					
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults and children.   (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises:							
5.	("Authorized Guests"). No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.							
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	T \$						
	Rent (Total Rent is \$2,300 for 7 nights)	\$ 2,300.00	July 24, 2007					
	Security Deposit: (Refundable)	\$ 750.00	July 24, 2007					
	Cleaning Fee: (Non-Refundable)	\$ 220.00	July 24, 2007					
	Other: (Rent Balance)	\$	July 24, 2007					
	Other: (Pool Heater if desired (\$250 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
7.	Transient Occupancy Tax: N/A  Total:  ***  ***  **  **  **  **  **  **  **							
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VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St. , Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Joseph Chen PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property :	and improvements described as:			
	2561 Golden Gate a Summerland County of	Ave.	, situated in			
	The Premises has 3 bedroo	Santa Barbara	, Calitornia, ("Premises").  2.5 bath(s).			
3.	ARRIVAL AND DEPARTURE:	in(s) and	<b>2.</b> ,5 Oaun(s).			
	Arrival: <u>08/12/2006</u> (Date) at <u>3:00 PM</u> (Time) Departure	c:08/25/2006 (Date)	at11:00 AM (Time).			
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole us	e as a personal vacation re-	sidence by not more than2			
	adults and children. X (If checked) In addition to the Or at the Premises:	ccupant identified in paragra	ph 1, only the following shall reside			
	at the Flerinses.		("Authorized Guests").			
	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all or removed from the Premises; (ii) Occupant is in breach of this Agreem	thers may be required to im	ore or different persons than those mediately leave the Premises or be			
_	deposit.					
5,	PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for NONREFUNDABLE.	servation fee and this Agre services rendered in ent	ement signed by Occupant have ering into this Agreement and is			
	B. Category	Amount Due	Payment Due Date			
	Reservation Fee: n/a	\$				
	Rent (Total Rent is \$6,400 for 14 nights)	\$ 3,200.00	March 7, 2006			
	Security Deposit: (Refundable)	\$ 750.00	June 12, 2006			
	Cleaning Fee: (Non-Refundable)	\$ 200.00	June 12, 2006			
	Other: (Rent Balance)	\$ 3,200.00	June 12, 2006			
	Other (Pool Heater if desired (\$200 per week)	\$				
	Transient Occupancy Tax: N/A	\$				
6. 7.	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of $NA$ .					
8.	security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative and all marketing and preparation costs necessary to ready the Premises for re-rental.					
mac Cop ALL	uthorized reproduction of this form, or any portion thereof, by photocopy thine or any other means, including facsimile or computerized formats yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.  A-11 REVISED 4/02 (PAGE 1 OF 3)	Occupant's Initials (	) () EQUAL HOUSENC OPPORTUNITY			

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

 GDH Financial Corp. 152 E. Carrillo St
 , Santa Barbara
 CA 93101

 Phone: (805)564-4371
 Fax: (805)564-8522
 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Catherine & John Chir PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	nd improvements described as:				
	2561 Golden Gate Ave.     , situated       Summerland     , County of     Santa Barbara     , California, ("Premises						
_	The Premises has bedroo	om(s) and	2.5 bath(s).				
3.	ARRIVAL AND DEPARTURE:	05 (04 (000C (D-t-)					
4.	Arrival: 05/15/2006 (Date) at 3:00 PM (Time) Departure: 05/24/2006 (Date) at 11:00 AM (Time) 4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults and 0 children. (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises:						
5.	("Authorized Guests" No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have						
	actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	r services rendered in ente	ring into this Agreement and is				
	B. Category	Amount Due	Payment Due Date				
	Reservation Fee: n/a	\$					
	Rent: (Total Rent is \$2,957 for 9 nights)	\$ 2,957.00	March 28, 2006				
	Security Deposit: (Refundable)	\$ 750.00	March 28, 2007				
	Cleaning Fee: (Non-Refundable)	\$ 200.00	March 28, 2006				
	Other: (Rent Balance)	\$	March 28, 2006				
	Other: (Pool Heater if desired (\$250 per week)	\$					
	Transient Occupancy Tax: N/A	\$					
7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N}{A} \)  SECURITY DEPOSIT:  A. The security deposit will be \( \frac{\text{X}}{\text{transferred}} \) to and held by Owner; or \( \frac{\text{held in Owner's Representative's trust account.} \)  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and \( \frac{Gas for Pool Heater}{Gas for Pool Heater} \) bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.						
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(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCC	UPANT: PERTY:	Occupant i	rents, for	vacation	purposes onl	y, the	furnished	d real property	("(	Occupant")	agrees as	s follows:	
	PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:  2561 Golden Gate Ave													
	The F	remises		and	3	, County of	bedroc	m(s) and	ca Barbara	2.5	, Califo	mia, ("Pre	mises"). bath(s)	
3.			D DEPARTL											
4.	Arrival: 03/24/2007 (Date) at 4:00 PM (Time) Departure: 03/31/2007 (Date) at 10:00 AM (Time).  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults and 3 children. (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Children are Stephanie, Natalie, and Richard Clarke													
5.	No ot identiremov depos PAYI	("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those dentified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have												
	ac	tually be	een receive INDABLE.	d. Once p	aid, the r	eservation fee	is for	services	rendered in er	tering	into this A	.greemen	t and is	
		ategory						Amoun	Amount Due P			Payment Due Date		
		Reservati	ion Fee: n/a	3				\$						
		Rent: (Total Rent is \$2,300 for 7 nights)					\$	2,300.00	,	March	1, 2007			
		Security Deposit: (Refundable)						\$	750.00		March	1, 2007		
	(	Cleaning Fee: (Non-Refundable)					\$	220.00		March	1, 2007			
	(	Other:						\$	, ,, , , , , , , , , , , , , , , , , ,		March	1, 2007		
	7	Other: (F	Pool Heate	er if des	sired (\$	250 per wee	k)	\$	,, <del></del>					
		Transient	Occupancy	Tax: w/A				\$				<del></del>		
6. 7.	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be Itansferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.													
unat maci Copy	thorize ine or right ©	d reproduc any other	ction of this fo means, inclu ALIFORNIA	rm, or any p ding facsimi	ortion there ile or comp	Code) forbid the of, by photocopy uterized formats ALTORS®, INC.	, Oddi	•	owledges receipt of ant's Initials (			1	EDUAL HOUSING OPPORTUNITY	
VR/	-11 RI	EVISED 4	1/02 (PAGE	1 OF 3)		•			•		•			

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St., Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	PR	CCUPANT: Paul and Sarah Dolln ROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	improvements described as:						
			Santa Barbara	, situated in , California, ("Premises").					
~		e Premises has bedroo	om(s) and	2.5 bath(s).					
3. 4.	ARRIVAL AND DEPARTURE:  Arrival: 07/14/2007 (Date) at 4:00 PM (Time) Departure: 07/21/2007 (Date) at 10:00 AM (Time)  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 5  adults and children.   (If checked) In addition to the Occupant identified in paragraph 1, only the following shall residence.								
	alt	the Premises: Emily, Caroline and Christopher Dollman ("Authorized Guests").							
	No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.								
5.	<ul> <li>PAYMENTS: Occupant agrees to the following payments:</li> <li>A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement a NONREFUNDABLE.</li> </ul>								
	₿.	Category	Amount Due	Payment Due Date					
		Reservation Fee: n/a	\$						
		Rent (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	February 7, 2007					
		Security Deposit: (Refundable)	\$ 750.00	May 14, 2007					
		Cleaning Fee: (Non-Refundable)	\$ 220.00	May 14, 2007					
		Other: (Rent Balance)	\$ 1,600.00	May 14, 2007					
		Other: (Pool Heater if desired (\$250 per week)	\$						
		Transient Occupancy Tax: N/A	\$						
<ol> <li>6.</li> <li>7.</li> <li>8.</li> </ol>	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be itransferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and								
unau	copy othor	and all marketing and preparation costs necessary to ready the Provinght laws of the United States (Title 17 U.S. Code) forbid the rized reproduction of this form, or any portion thereof, by photocopy or any other means, including facsimile or computerized formats.							
Copy	/rìgh RIGI	nt © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. HTS RESERVED.	Occupants minais (						
VRI	11-،	REVISED 4/02 (PAGE 1 OF 3)							



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1.	00	CUPANT:	Bij	I and Heather	Ekeler		("Occupant") agr	rees as follows:		
2.	PR	OPERTY: Occupant rents	s, for vacation	n purposes only,	the furnishe	d real property a	ind improvements	rovements described as:		
		Summerland	<del></del>	County of	San	ta Barbara	, California	, Situateu III		
	Th	e Premises has	3	be	droom(s) and		2.5	bath(s).		
3.	ARRIVAL AND DEPARTURE:									
4.	AH	ival: <u>12/24/2005</u> (Date	e) at	PM (Time) Depa	nture: <u>12/</u> 2	31/2005 (Date)	at <u>12:00 PN</u>	<u>f</u> (Time).		
4,	adi	UTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 4 dults and 2-3 children. 🗵 (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside								
	at t	·								
	("Autho	rized Guests").								
	ida	other guests, visitors or pentified in this paragraph, (i)	ore or different person	ons than those						
	ren	nediately leave the l	of any popurity							
	removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return deposit.									
5.	PA	PAYMENTS: Occupant agrees to the following payments:								
	Α.	The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is								
	NONREFUNDABLE.					•				
	В.	Category			Amour	it Due	Payment Due Da	te		
		Reservation Fee: 50% I	Deposit	77 Tr (Refresh)	\$	1,250.00	May 18,	2005		
		Rent Balance	***************************************	drawnth more distance of the same of the s	\$	1,250.00	October 24	, 2005		
		Security Deposit: (Refu			\$	750.00	October 24	, 2005		
		Cleaning Fee: (Non Ref			\$	195.00	October 24	, 2005		
		Other Pool Heater is	desired		\$					
		Other:		· · · · · · · · · · · · · · · · · · ·	\$					
		Transient Occupancy Tax	C N/A		\$					
		Total: \$3,445.00								
6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner ma or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payment										
	res	ervation fee, or impose a lat	e charge of \$	N/A	ilis Agreemei	it and retund to C	ccupant an paymen	ns except the		
7.		CURITY DEPOSIT:			<del></del> ·					
A. The security deposit will be 🗵 transferred to and held by Owner; or 🗌 held in Owner's Represer							resentative's trust account.			
B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonate								ary to: (i) cure		
				due; (ii) repair damage, excluding						
		ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish								
		Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its								
	disposition, and (iii) withheld pending receipt of utility, phone and <u>Gas for Pool Heater</u>									
(2) return any remaining portion of the security deposit to Occupant.										
	C. No interest will be paid on the security deposit unless required by local ordinance.									
	D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its resecurity deposit is held by Owner's Representative and the security deposit is released to someone other than Occu									
		Owner's Representative's r	only duty shall	be to notify Occur	ant in writing	in writing, where and to whom the security deposit has been				
	Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit is released.									
8.		CANCELLATION; REFUND								
		all payments except the r	eservation fee	will be refunded	to Occupant.	If Occupant cand	els or otherwise to	erminates this		
	Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Represe and all marketing and preparation costs necessary to ready the Premises for re-rental.									
The		<del>-</del> ' '		Code) forbld the				•		
The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy  Occupant acknowledges receipt of a copy of this p										
machine or any other means, including facsimile or computerized formats.  Copyright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.  Occupant's Initials () ()										
ÃĽ	રાઉ	HTS RESERVED.						OPPORTUNITY		
VRA	-11	REVISED 4/02 (PAGE 1 O	F 3)	•		•	•			

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St. , Santa Barbara CA 93101 Phone: (805)564-4371 Fax. (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OC PE	CCUPANT: ROPERTY:	Occupant	ronte	for vecat	lion	Tanny F	iquero	oa.	urnished	rool	nron orbi		("Occupar	nt") agre	es as	follows;
		COLLECT.			iui vacai	25	561 Gold	den Ge	te A	ve.	ieai	broberry	ano	mproven	ients u	rescri is.	ped as: tuated in
	<del></del>	<del> </del>	Summerl	and			, County of	of		Sant	a Bar	bara		, Ca	difornia,	("Pre	emises").
3.		e Premises RRIVAL ANI		IRF.	3			be	edroom	ı(s) and _			2	2.5		<del></del>	bath(s).
	Arı	ival: <u>09/</u> 1	01/2007	(Date) a	at	O PI	<u>≰</u> (Tim∈	e) Depa	arture:	09/08	8/200	7 (Dat	te) at	10:	00 AM		(Time).
4.	AL ad	JTHORIZED ults and	USE AND	GUEST ildren. [	S: The Pi	remis sckec	ses are foi d) In additi	r the so ion to th	le use	as a per	sonal v	acation i	reside	ence by not	t more th	han_	5
	at i	the Premise	s:							<del></del>					"A 11 '		<u> </u>
5.	("Authorized Guests' No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than thos identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any securit deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have								an those les or be security ant have								
		NONREFU	een receive INDABLE.	ea. Onc	e paid, t	ne re	eservatio	n ree is	s for s	services	rende	red in ei	nterir	ng into this	s Agree	emen	t and is
	В.	Category								Amount	Due		ł	Payment D	ue Date	ė	
		Reservat	ion Fee: "/	a						\$							
		Rent: (T	otal Rent	: is \$3	3,200 fc	or 7	' nights	;)		\$	1	,600.0	0	Apri.	1 26,	2007	7
		Security I	Deposit: (	Refund	able)					\$		750.0	0	Jul	y 1, 2	007	
		Cleaning	Fee: (No	n-Refu	ndable)					\$		220.0	0	Jul	y 1, 2	007	
		Other: (1	Rent Bala	nce)						\$	1	,600.0	0	Jul	y 1, 2	007	
		Other: (1	Pool Heat	er if	desired	I (\$.	250 per	week)		\$							
		Transient	Occupancy	/ Tax: <b>x</b> /	/A					\$							
	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N}{A} \).  SECURITY DEPOSIT:  A. The security deposit will be \( \frac{\text{\text{\$N/A}}}{\text{\$N/A}} \).  A. The security deposit will be \( \frac{\text{\$\text{\$N/A}}}{\text{\$N\$}} \) termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall; (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and \( \frac{Gas for Pool Heater}{Gas for Pool Heater} \) bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.																
	cop	Agreement and all mar yright laws o	after the la keting and p of the United	itest Pay preparat States	yment Du ion costs (Title 17 t	ie Da nece J.S. (	ate, Occuş essary to r Code) forbi	pant sh ready th id the	all be ne Pre	responsil mises for	ble for re-ren	rent, coa tal.	mmis		ner's Re		
maci Copy ALL	nine rrigh RIG	ized reproductive any other of any other of the 2002, COMMENTS RESERVISED.	means, incl ALIFORNIA VED.	uding fac ASSOCI	simile or o ATION OF	compi	uterized for	rmats.	Occur		_			)(	-		ECUAL HOUSING OPPORTUNETY

VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

3DH Financial Corp. 152 E.	Carrillo St	. Santa Barbara	CA 93101
hone: (805)564-4371		5)564-8522	Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	1. OCCUPANT:						
	Summerland , County of	Santa Barbara	, California, ("Premises").				
2	The Premises has bedroo ARRIVAL AND DEPARTURE:	om(s) and	2.5 bath(s).				
	Arrival: 03/27/2006 (Date) at 3:00 PM (Time) Departure AUTHORIZED USE AND GUESTS: The Premises are for the sole us adults and 2 children. (If checked) In addition to the Oat the Premises:	se as a personal vacation res ccupant identified in paragra	idence by not more than2				
("Authorized Guest No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than the identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any secundaposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant has actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and NONREFUNDABLE.							
	B. Category	Amount Due	Payment Due Date				
	Reservation Fee: n/a	\$					
	Rent (Total Rent is \$2,300)	\$ 2,300.00	February 20, 2006				
	Security Deposit: (Refundable)	\$ 750.00	February 20, 2006				
	Cleaning Fee: (Non-Refundable)	\$ 200.00	February 20, 2006				
	Other: (Rent Balance)	\$	February 20, 2006				
	Other: (Pool Heater if desired (\$200 per week)	\$					
	Transient Occupancy Tax: N/A	\$					
<ol> <li>6.</li> <li>7.</li> <li>8.</li> </ol>	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N}{A} \)  SECURITY DEPOSIT:  A. The security deposit will be \( \frac{\text{\text{\$\infty}}}{\text{\$\text{\$\text{\$\infty}}}} \)  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shalt: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and \( \frac{Gas for Pool Heater}{Gas for Pool Heater} \)  bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.						
unat maci Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the althorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	Y				

VRA-11 REVISED 4/02 (PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OC PR	CUPANT: OPERTY:	Occupant re	ents for	vacation	purposes on	lv the	furnished	d real property a	nd improvements	described on:
			Summerla	nd		. County of	GALE	San	ta Barbara	Californ	, situated in ia: ("Premises")
		Premises			3		bedroo	m(s) and		2,5	bath(s).
3.			D DEPARTUR	KE:							
4.	Arrival: <u>06/18/2005</u> (Date) at <u>3:00 PM</u> (Time) Departure: <u>06/25/2005</u> (Date) at <u>12:00 PM</u> (Time)  4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than <u>4</u> adults and <u>2</u> children. (If checked) In addition to the Occupant identified in paragraph 1, only the following shall resident the Premises: Larisa and Vitaliy Zhdanov							≙than 4			
5,	("Authorized Guests"). No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.										
		Category	INDABLE.					Amoun	t Due	Payment Due D	ate
		Reservat	tion Fee: 12/8	<del></del>		· · · · · · · · · · · · · · · · · · ·		\$		May 31,	2005
		Rent: a1	1 due as a	rrival	is with	in 60 days		\$	2,900.00	May 31,	2005
		Security I	Deposit: (Re	fundab	le)			\$	750.00	May 31,	2005
		Cleaning	Fee: (Non F	Refunda	ble)			\$	195.00	May 31,	2005
		Other: Po	ool Heater	if des	ired (\$1	20 per wk)		\$		May 31,	2005
		Other: 1	N/A					\$			
		Transient	t Occupancy T	Гах: <b>м</b> /.	A			\$			
7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A    SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.										
unau maci Copy ALL	thori: nine ( right RIGH	zed reproductor any other © 2002, C ITS RESER	ction of this forn means, includi ALIFORNIA AS	n, or any p ing facsim SSOCIATI	portion there tile or comp	Code) forbid the cof, by photocopy uterized formats ALTORS®, INC	y Occi S.	•	owledges receipt of a ant's Initials (	,, , ,	EQUAL HOUSING OPPORTUNITY



(C.A.R. Form VRA, Revised 4/02)

1. OCCUPANT: Melanie and Andrew Harrison ("Occupant")  2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvemen  2561 Golden Gate Ave.  Summerland , County of Santa Barbara , California ("Occupant")						ts described as:							
			Summerland	 I		County of	Gare	s ave.	ta Barbara	Califo	, situated in		
	The	e Premises			3	, oddinty or _	_ bedr	oom(s) and	CH PHINGER	, Calito	bath(s).		
3.			D DEPARTURE										
4.	adu	THORIZED	USE AND GU ohildre	ESTS: T en. 🔲 (	The Premi: If checked	ses are for th f) In addition	e sole i	use as a pe	14/2007 (Date) ersonal vacation residentified in paragra	sidence by not mo	ore than 4		
	adults and children (If checked) In addition to the Occupant identified in paragraph 1, only the following shall residuate the Premises: Occupancy includes 2 teenagers												
5.	No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than the identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any secundaposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant has actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and								ersons than those ne Premises or be arn of any security				
		NONREFU Category	INUABLE.					Amour	it Due	Payment Due	Payment Due Date		
		Reservat	ion Fee: n/a	·. ·				T s		1			
			otal Rent is	s \$3,20	00 for 7	nights)		\$	1,600.00	January	15, 2007		
		<del></del>	Deposit: (Ref	<u></u>				\$	750.00	1	, 2007		
			Fee: (Non-R		<del> </del>	<del></del>		\$	220.00	<u> </u>	, 2007		
			Rent Balance					\$	1,600.00	<del> </del>	, 2007		
		Other: (3	Pool Heater	if des	ired (\$	250 per we	ek)	\$	, , , , , , , ,		,		
		Transient	Occupancy Ta	X: <b>N/A</b>				\$			***************************************		
6. 7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and  Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.												
unat mack Copy ALL	copy thori: nine ( right RIGH	right laws o zed reproduc or any other © 2002, C ITS RESER\	keting and prep of the United Sta ction of this form, means, including ALIFORNIA ASS /ED. 4/02 (PAGE 1 C	tes (Title or any po g facsimil sociATIC	17 U.S. ( ortion there e or compl	Code) forbid ti of, by photocop terized format	he py Od ts.	ccupant ackn	or re-rental. owledges receipt of a		EGNAL IDUSNIC OPPORTUNITY		



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.											
		Santa Barbara	, California, ("Premises").								
	The Premises has bedroom	m(s) and	2.5 bath(s).								
	Arrival:8/18/07(Date) at4:00 PM(Time) Departure:08/25/2007(Date) at10:00 AM(Time)  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than2  adults and2children(If checked) In addition to the Occupant identified in paragraph 1, only the following shall residence.										
	at the Premises;										
5.	("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have										
	actually been received. Once paid, the reservation fee is for										
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date								
	Reservation Fee: n/a	\$									
	Rent: (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	October 17, 2006								
	Security Deposit: (Refundable)	\$ 750.00	June 18, 2007								
	Cleaning Fee: (Non-Refundable)	\$ 220.00	June 18, 2007								
	Other: (Rent Balance)	\$ 1,600.00	June 18, 2007								
	Other: (Pool Heater if desired (\$250 per week)	\$									
	Transient Occupancy Tax: N/A	\$									
<ol> <li>6.</li> <li>7.</li> </ol>	BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be ☑ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and										
unau maci Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the athorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.  4-11 REVISED 4/02 (PAGE 1 OF 3)	upant acknowledges receipt of a Occupant's initials (									

Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

1.	OCCUPANT: Kenneth and Carol Ho	pper		("Occupant") agrees	as follows:		
2.	PROPERTY: Occupant fents, for vacation purposes only the	e furnished re	eal property a	nd improvements desc	cribed as:		
	2561 Golden Gate Summerland , County of	Santa	Barbara	California, ("F	remises").		
2	The Premises has bedro	om(s) and		2.5	bath(s).		
ა.	ARRIVAL AND DEPARTURE:  Arrival: 10/22/06 (Date) at 3:00 PM (Time) Departure	a 10/29/	2006 (Data)	at 77.00 BM	(Time)		
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole u	se as a persor	nal vacation res	idence by not more than	ເ ່ 6		
	adults and children. U (If checked) In addition to the C	ocupant ident	ified in paragrap	oh 1, only the following s	hall reside		
	at the Premises:			/# A	10		
No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than							
	identified in this paragraph, (i) Occupant, Authorized Guests and all	others may be	required to imn	nediately leave the Prem	nises or be		
	removed from the Premises; (ii) Occupant is in breach of this Agreel	ment; and (iii)	Occupant forfei	ts its right to return of ar	ny security		
5.	deposit.  PAYMENTS: Occupant agrees to the following payments:						
	A. The Premises will not be held for Occupant until both the re	servation fee	and this Agree	ement signed by Occu	pant have		
	actually been received. Once paid, the reservation fee is fo	r services re	ndered in ente	ring into this Agreeme	ent and is		
	NONREFUNDABLE. B. Category	Amount Di	10	Payment Due Bete	Payment Due Date		
	Reservation Fee: n/a	T \$	16	1 ayment bue bate	· · · · · · · · · · · · · · · · · · ·		
	Rent: (Total Rent is \$2,300 for 7 nights)	\$	7 750 00				
	Security Deposit: (Refundable)	s s	1,150.00	May 15, 200			
		S	750.00	August 22, 20			
	Cleaning Fee: (Non-Refundable)	ļ. `	200.00	August 22, 20			
	Other: (Rent Balance)	\$	1,150.00	July 7, 200	6		
	Other: (Pool Heater if desired (\$250 per week)	\$	·····				
	Transient Occupancy Tax: N/A	\$					
_	Total:	\$	3,250.00				
6.	BALANCE DUE; LATE CHARGE: If any amount due is not received or Owner's Representative's sole discretion, either terminate this	d by the applic	able Payment I	Due Date, Owner may, a	at Owner's		
	reservation fee, or impose a late charge of \$ N/A		id returna to O	coupant an payments e	xcept me		
7.	SECURITY DEPOSIT:						
	A. The security deposit will be x transferred to and held by Owner	r; or 🔲 held i	n Owner's Repr	esentative's trust accou	nt.		
	B. All or any portion of the security deposit, upon termination of of Occupant's default in payment of rent, non-sufficient funds (*)	vecupancy, ma vSF") fees or	ay be used as i Other sums di	reasonably necessary t ie: (ii) renair damane	o: (1) cure excluding		
	ordinary wear and tear, caused by Occupant or Occupant's guid	ests or license	es; (iii) clean t	he Premises; and (iv)	eplace or		
	return personal property or appurtenances. Within three weeks	after Occupan	it vacates the F	remises. Owner shall: (	1) furnish		
	Occupant an itemized statement indicating the amount of any disposition, and (iii) withheld pending receipt of utility, phone and	security depos	sit (i) received,	(II) withheld and the ba	asis for its		
	(2) return any remaining portion of the security deposit to Occupa	nt.	Gas IUI FOUL	neater	, pins, and		
	C. No interest will be paid on the security deposit unless required by	local ordinand					
	D. If the security deposit is held by Owner, Occupant agrees not to						
	security deposit is held by Owner's Representative and the secu- Owner's Representative's only duty shall be to notify Occupant,	in writing with	released to sor	neone other than Occup	hae heen		
	released.	in witting, wi	icie and to win	on the accordy deposit	nas peen		
8.	CANCELLATION; REFUND: If Occupant cancels or otherwise to						
	all payments except the reservation fee will be refunded to Agreement after the latest Payment Due Date, Occupant shall be						
	and all marketing and preparation costs necessary to ready the P			ission to Owner's Repli	esentative		
The	convigant laws of the United States (Title 17 LLS Code) forbid the			F.11.			
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Copy	nine or any other means, including facsimile or computerized formats.  right © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.	Occupant's	Initials (	_)()	EQUAL HOUSING		
ALŁ.	RIGHTS RESERVED.				EQUAL ROUSING OPPORTURITY		
VR/	I-11 REVISED 4/02 (PAGE 1 OF 3)		•				



(C.A.R. Form VRA, Revised 4/02)

	OCCUPANT:	Marjorie Hovancik			("Occupant") agrees as follows:				
2.	PROPERTY: Occupant rents,	for vacation purposes only, the 2561 Golden Gate	furnished real	property a	nd improvements described as:				
	Summerland	2561 Golden Gate , County of	Santa Ba	<i>rbara</i>	, California, ("Premises").				
3.	The Premises has	<u>3</u> bedroo	om(s) and	·	2.5 bath(s).				
J,		) at <u>3:00 PM</u> (Time) Departure	e 08/11/20	06 (Date)	at 11:00 AM (Time)				
4.	AUTHORIZED USE AND GUES	STS: The Premises are for the sole us	se as a personal	vacation res	dence by not more than 6				
	adults and <u>n/a</u> children	X (If checked) In addition to the O the occupant visiting for	ccupant identifie	ed in paragrap	oh 1, only the following shall reside				
	("Authorized Guests"								
	No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security								
5.	deposit.  PAYMENTS: Occupant agrees	to the following narmosts:							
υ.		ield for Occupant until both the res	servation fee as	nd this Agree	ement signed by Occupant have				
	actually been received. O	nce paid, the reservation fee is for	r services rend	ered in ente	ring into this Agreement and is				
	NONREFUNDABLE.								
	B. Category		Amount Due		Payment Due Date				
	Reservation Fee: n/a		\$						
	Rent (Total Rent is	<del></del>	\$	1,600.00	December 9, 2005				
	Security Deposit: (Refu		\$	750.00	June 4, 2006				
	Cleaning Fee: (Non-Re	fundable)	\$	200.00	June 4, 2006				
	Other (Rent Balance)		\$	1,600.00	June 4, 2006				
		f desired (\$200 per week)	\$						
	Transient Occupancy Tax:	N/A	\$						
	or Owner's Representative's se	BE: If any amount due is not received ble discretion, either terminate this	i by the applicat						
	reservation fee, or impose a late	charge of \$ N/A							
7.	SECURITY DEPOSIT:  A The security denosit will be	Iransferred to and held by Owner	or D held in i	Ownar's Rant	resentative's trust account				
		curity deposit, upon termination of o							
	Occupant's default in paym	ent of rent, non-sufficient funds ("N	NSF") fees or o	ther sums du	ie; (ii) repair damage, excluding				
		sed by Occupant or Occupant's gue							
	return personal property or	appurtenances, Within three weeks	after Occupant	vacates the F	Premises, Owner shall: (1) furnish				
	disposition and (iii) withhald	ment indicating the amount of any spending receipt of utility, phone and	security deposit	(1) received,	(II) Withheld and the basis for its				
		ion of the security deposit to Occupa		B 101 100.	bills, and				
		e security deposit unless required by							
	D. If the security deposit is hel	d by Owner, Occupant agrees not to	hold Owner's f	Representativ	e responsible for its return. If the				
	security deposit is held by C	wner's Representative and the secu	rity deposit is re	leased to sor	meone other than Occupant, then				
	**************************************	nly duty shall be to notify Occupant,	in writing, whei	re and to who	om the security deposit has been				
8.	released.  CANCELLATION: REFUND	: If Occupant cancels or otherwise to	rminates this Ad	reement prio	r to the latest Payment Due Date				
8. CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payr all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise:									
	Agreement after the latest F	Payment Due Date, Occupant shall b	e responsible fo	or rent, comm					
	and all marketing and prepar	ation costs necessary to ready the P	remises for re-re	ental.					
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	ithorized reproduction of this form, or hine or any other means, including	any portion inereor, by priorocupy		•					
Copy	right © 2002, CALIFORNIA ASSC RIGHTS RESERVED.		Occupants II	mudio (	EQUAL HOUSING OPPORTURITY				
VRA	A-11 REVISED 4/02 (PAGE 1 OF	3)		•					



(Intended for occupancy of 30 days or less)
(C.A.R. Form VRA, Revised 1/06)

1.	00	CUPANT: Lance Ignon		("Cocupant") agrees as follows:				
2.	PR	OPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	ind improvements described as:				
		2561 Golden Gate . Summerland County of	Ave. Santa Barbara	, situated in , situated in , California ("Premises").				
2			m(s) and	2.5 bath(s).				
	Arr	ival: <u>11/21/2007</u> (Date) at <u>4:00 PM</u> (Time) Departure	:11/28/2007(Date)	at(Time).				
4.	ΑU	ITHORIZED USE AND GUESTS: The Premises are for the sole us	e as a personal vacation res	idence by not more than 4				
	adults and children. X (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Judit, Lilli and Sophia Ignon and also Roger and Jackie Ignon							
No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons that identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premise removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement.								
		NONREFUNDABLE. Category	Amount Due	Payment Due Date				
		Reservation Fee: N/A	\$					
		Rent (Total rent is \$3,200 for 7 nights)	\$ 3,200.00	October 19, 2007				
		Security Deposit: (Refundable)	\$ 750.00	October 19, 2007				
		Cleaning Fee: (Non-Refundable)	\$ 220.00	October 19, 2007				
		Other: Rent Balance	\$					
		Other (Pool heat if desired - \$250 per week)	\$	October 19, 2007				
		Transient Occupancy Tax:	\$					
7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  SECURITY DEPOSIT:  A. The security deposit will be I transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and  (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.							
unau mach Copy	lhori ine righi	or any other means, including facsimile or computerized formats. t © 2002 - 2006, CALIFORNIA ASSOCIATION OF REALTORS®,	pant acknowledges receipt of a Occupant's Initials (	· · · · · · · · · · · · · · · · · · ·				
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Agent:	Guy D. Hamilton	Phone:	(805)564-4371	Fax; (805)564-8522	Prepared using WINForms® software
Broker:	GDH Financial Corp.	152 E. Carrillo St	, Santa Barbara	CA 93101	



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1.	OCCUPANT: Bob Jefferis PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property	("Occupant") agrees as follows:						
	2561 Golden Gate	aumsneu rear propen <b>Ave.</b>	y and improvements described as: situated in						
		Santa Barbara	, situated in , California, ("Premises").						
_	The Premises has bedroo	om(s) and	bath(s).						
	Arrival: 08/11/2006 (Date) at 3:00 PM (Time) Departure	e: <u>08/18/2006</u> (D	ate) at <u>11;00 AM</u> (Time).						
	adults and children. 🗷 (If checked) In addition to the O at the Premises:	FHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than6 Its and children.   (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside the Premises:							
("Authorized Gue No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than to identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any second deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and NONREFUNDABLE.									
	B. Category	Amount Due	Payment Due Date						
	Reservation Fee: n/a	\$							
	Rent (Total Rent is \$3,200)	\$ 1,600.	00 February 9, 2006						
	Security Deposit: (Refundable)	\$ 750.	00 June 11, 2006						
	Cleaning Fee: (Non-Refundable)	\$ 200.	00 June 11, 2006						
	Other: (Rent Balance)	\$ 1,600.	00 June 11, 2006						
	Other: (Pool Heater if desired (\$200 per week)	\$							
	Transient Occupancy Tax: N/A	\$							
6.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received or Owner's Representative's sole discretion, either terminate this are charge of \$ N/2	Agreement and refund t	ent Due Date, Owner may, at Owner's						
7.	reservation fee, or impose a late charge of \$ N/A								
8.	<ul> <li>C. No interest will be paid on the security deposit unless required by local ordinance.</li> <li>D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.</li> </ul>								
unat maci Copy ALL	and all marketing and preparation costs necessary to ready the Preparation to the Preparation Costs and States (Title 17 LLS, Code) forbid the		of a copy of this page.						

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St , Santa Barbara Phone: (805)564-4371 Fax: (805)564-8522 CA 93101 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	nd improvements described as:				
	2561 Golden Gate .  Summerland , County of	Santa Barbara	, situated in				
	The Premises has	m(s) and	2.5 bath(s).				
	ARRIVAL AND DEPARTURE:  Arrival: 01/21/2007 (Date) at 4:00 PM (Time) Departure  AUTHORIZED USE AND GUESTS: The Premises are for the sole us	e: <u>01/26/2007</u> (Date)	at10:00 AM (Time)				
•	adults ando children (If checked) In addition to the Od at the Premises:	ccupant identified in paragrap	oh 1, only the following shall reside				
("Author No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persidentified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return deposit.  5. PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by actually been received. Once paid, the reservation fee is for services rendered in entering into this Agr NONREFUNDABLE.							
	B. Category	Amount Due	Payment Due Date				
	Reservation Fee: n/a	\$					
	Rent (Total Rent is \$2,000 for 5 nights)	\$ 2,000.00	December 1, 2006				
	Security Deposit: (Refundable)	\$ 750.00	December 1, 2006				
	Cleaning Fee: (Non-Refundable)	\$ 220.00	December 1, 2006				
	Ofher: (Rent Balance)	\$	December 1, 2006				
	Other: (Pool Heater if desired (\$250 per week)	\$					
	Transient Occupancy Tax: x/A	\$					
<ol> <li>6.</li> <li>7.</li> </ol>	Total:  8						
unau mac Cop ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the ithorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	Interest B				

VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St , Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: John Lesher and Christin PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	nd improvements described as:						
2	The Premises has bedroo	m(s) and	2.5 bath(s).						
<ul> <li>3. ARRIVAL AND DEPARTURE:         Arrival: 07/01/2006 (Date) at 3:00 PM (Time) Departure: 07/28/2006 (Date) at 11:00 AM (Date) at 11:</li></ul>									
5.	("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have								
	actually been received. Once paid, the reservation fee is for NONREFUNDABLE.								
	B. Category	Amount Due	Payment Due Date						
	Reservation Fee: N/A	\$							
	Rent (Total Rent is \$12,800)	\$ 6,400.00	September 1, 2005						
	Security Deposit: (Refundable)	\$ 1,000.00	May 1, 2006						
	Cleaning Fee: (Non-Refundable)	\$ 200.00	May 1, 2006						
	Other: (Rent Balance)	\$ 6,400.00	May 1, 2006						
	Other: (Pool Heater if desired (\$200 per week)	\$							
	Transient Occupancy Tax: <b>x/x</b>	\$							
8.	Total:  6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be \( \overline{\mathbb{Z}} \) transferred to and held by Owner; or \( \overline{\mathbb{L}} \) held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shalf: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and \( \overline{Gas Fox Pool Heater} \) bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.								
unat maci Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the athorized reproduction of this form, or any portion thereof, by photocopy higher or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's initials (							

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

2 E. Carrillo St , Santa Barbara CA 93101 Fax: (805)564-8522 Guy Hamilton GDH Financial Corp. 152 E. Carrillo St Phone: (805)564-4371 Fax: (8



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Liam Madden and Nancy PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	nd improvements described as:				
	Summerland , County of	Santa Barbara	, situated in , Situated in , California, ("Premises").				
	The Premises has bedroo	om(s) and	2.5 bath(s).				
3.	ARRIVAL AND DEPARTURE:	0.5 (0.0 (0.00) (0.1.)					
4.	Arrival:06/23/2007 (Date) at	se as a personal vacation res ccupant identified in paragrap	idence by not more than 4				
5.	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all or removed from the Premises; (ii) Occupant is in breach of this Agreem deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for	are used, in any way, by mo others may be required to imn ment; and (iii) Occupant forfei	nediately leave the Premises or be ts its right to return of any security ement signed by Occupant have				
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date				
	Reservation Fee: n/a	\$					
	Rent: (Total Rent is \$2,742 for 6 nights)	\$ 2,742.00	April 11, 2007				
	Security Deposit: (Refundable)	\$ 750.00	April 11, 2007				
	Cleaning Fee: (Non-Refundable)	\$ 220.00	April 11, 2007				
	Other:	\$	April 11, 2007				
	Other (Pool Heater if desired (\$250 per week)	\$					
	Transient Occupancy Tax: N/A	\$					
<ol> <li>8.</li> </ol>	Total:  8 3,712.00  8. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N}{\subset} \) \( \fra						
unac Mac Cop ALL	and all marketing and preparation costs necessary to ready the Pi copyright laws of the United States (Title 17 U.S. Code) forbid the atthorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, wright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	Ten T				

VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

DH Financial Corp. 152 E.	. Carrillo St	. Santa Barbara	CA 93101
hone: (805)564-4371	Fax: (805)	)564-8522	Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OC PR	CUPANT: OPERTY:	Occupant	rents, for	vacation	purposes	only, t	he furnishe	ed real property	and improveme	nts des	scribed as:
								, situateu in Premises").				
			has	<del> </del>	3		bed	room(s) and		2.5		bath(s).
	Arr <b>AU</b>	ival: <u>12</u> THORIZED	USE AND	(Date) at _ GUESTS:	The Premi	ises are for	the sole	use as a pe	27/2006 (Date ersonal vacation re dentified in paragr	sidence by not m	ore than	n <u>`</u> 5
	at t	he Premise	s:									
5,	at the Premises:  ("Authorized Guests"  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than thos identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any securit deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and its preservation fee.										than those mises or be any security	
	₿.	NONREFU Category	INDABLE.					Amoui	nt Due	Payment Due	e Date	
		Reservat	ion Fee: n/	'a				\$		T		
		Rent: (T	otal Rent	is \$3,8	57 for	9 nights	)	\$	1,928.50	August	10, 2	006
		Security	Deposit: (	Refundab	le)	- 1.7.1 10h - 11.7.11 11		\$	750,00	October	18, 2	2006
		Cleaning	Fee: (No	n-Refund	able)			\$	200.00	October	18, 2	2006
		Other: (1	Rent Bala	nce)				\$	1,928.50	October	18, 2	2006
		Other: (1	Pool Heat	er if de	sired (;	5250 per	week)	\$	· · · · · · · · · · · · · · · · · · ·			
		Transient	t Occupanc	y Tax: <b>N/A</b>				\$				
7.	Total:  8											
unau mack Copy ALL	thor nine rrigh RIGI	ized reprodu or any other t © 2002, C HTS RESER	of the United ction of this for means, incl CALIFORNIA VED.	form, or any p luding facsim ASSOCIATI	oortion then sile or comp	eof, by photo outerized for	ocopy ` mats.		nowledges receipt of pant's Initials (			EQUAL HOUSING DEFORTUNITY

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St. , Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

1.	OC	CUPANT:				Joyd Mich	ener MD	)	. National control of the control of	("Occupant") a	grees as follows:
2.	PR	OPERTY:	Occupant	rents,	for vacation	purposes ( 2561 Golde	only, the	furnishe Ave.	d real property	and improvements	described as:
			Summerl	and		_ , County of		San	ta Barbara	, Californ	ia, ("Premises").
3			has D DEPARTI	IRF.	3		bedroo	om(s) and		2.5	bath(s).
	Arri	ival: <u>12/</u> :	22/2007	(Date)	at <u>4:00</u> 1	(Time)	Departure	e: <u>12/</u> 2	2 <u>9/2007</u> (Date)	at10:00 1	Time).
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than										
	at t	he Premise	s:							· · · · · · · · · · · · · · · · · · ·	
	No	other ques	ts visitors	or perso	ons are nem	itted. If the P	Premises	are used	in any way by m	("Auth ore or different per	orized Guests").
	ider	ntified in thi	is paragraph	h, <b>(i)</b> Oc	cupant, Auth	orized Guest	s and all o	others may	y be required to im	mediately leave the	Premises or be
		oved from	the Premise	es; (ii) (	Decupant is in	breach of th	nis Agreer	nent; and	(iii) Occupant forfe	elts its right to return	of any security
5.	PA'	YMENTS:			the following						
										ement signed by ering into this Ag	
		NONREFU		eu. Om	se paiu, lile	i esei valion	166 12 10	Service:	s remuereu m em	ernig into this Ag	reement and is
	В.	Category						Amour	nt Due	Payment Due D	ate
		Reservat	ion Fee: n/	'a				\$			
		Rent: (T	otal Rent	is \$	3,200 for	7 nights)		\$	1,600.00	August 1	, 2007
		Security I	Deposit: (	Refun	lable)			\$	750.00	October 2	2, 2007
		Cleaning	Fee: (INO	n-Refu	ındable)			\$	220.00	October 2	2, 2007
		Other: (1	Rent Bala	nce)				\$	1,600.00	October 2	2, 2007
		Other: (1	Pool Heat	er if	desired (	\$250 per w	veek)	\$			
		Transien	Occupancy	y Tax: N	T/A	,_,a		\$			
		Total:						\$	4,170.00		
6.										Due Date, Owner in Decupant all payment	
	rese	ervation fee	e, or impose		charge of \$ N			· igi oomo	in and totally to	soopsite on payin	onto except the
7.	SEC	CURITY DE	POSIT:	iii ka Ta	7	to and bold	hu Ouman	17	ald in Ouwarda Day	resentative's trust	
										reasonably neces	
	1	Occupant's	default in	payme	nt of rent, n	on-sufficient	funds ("N	ISF") fee:	s or other sums o	lue; <b>(ii</b> ) repair dan	nage, excluding
										the Premises; and Premises, Owner s	
										(ii) withheld and	
	(	disposition.	and (iii) wi	thheld p	ending recei	ot of utility, pl	hone and		Gas for Poo	l Heater	bills; and
	c	(2) return a No interest	ny remainin	ig portic	on of the secu security depo	rity deposit to	o Occupa	nt. Jocal ordi	nance		
	D.	If the secur	rity deposit	is held	by Owner, C	ccupant agre	ees not to	hold Ow	ner's Representati	ve responsible for	its return. If the
		security de	posit is held	d by Ow	mer's Repres	entative and	I the secu	rity depos	sit is released to so	meone other than	Occupant, then
		Owner's Re released.	epresentativ	/e's onl	y duty shall t	e to notify (	Jecupant,	in writing	g, where and to wh	nom the security de	eposit has been
8.			ATION; REI	FUND:	If Occupant o	ancels or oth	nerwise te	rminates	this Agreement pri	or to the latest Pay	ment Due Date,
	ä	CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative									
	,	Agreement and all mar	aπer τηe la keting and t	itest Pa brebara	iyment Due L tion costs ne	oate, Occupa cessary to re	int snail b adv the P	re respons remises fo	sible for rent, comi or re-rental.	hission to Owners	Representative
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unai	ithori	zed reprodu	ction of this fe	orm, or a	any portion ther csimile or com	eof, by photoc	юру Осс	•	nowledges receipt of a		
Cop	/right	© 2002, C	ALIFORNIA	ASSOC	IATION OF R	EALTORS®, I	NC.	Occup	oant's Initials (	)()	EDUAL HOUSING OPPORTURITY
			4/02 (PAGE	1 OF 3	3)						
					_						



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1.	00	CCUPANT: Mark Miller		("Occupant") agrees as follows:				
2.	PF	OPERTY: Occupant rents, for vacation purposes only, the	furnished real property	and improvements described as:, situated in				
		summerland, County of	Santa Barbara	. California. ("Premises").				
		e Premises has bedroo	em(s) and	2.5 bath(s).				
3.		:RIVAL AND DEPARTURE: ival: <u>04/28/2006</u> (Date) at <u>3:00 PM</u> (Time) Departure	05/07/2006 (Dato	ot 31.00 th (Time)				
4.	ΑL	ITHORIZED USE AND GUESTS: The Premises are for the sole us	se as a personal vacation re	sidence by not more than 2				
	adı	ults and2 children. 🗷 (If checked) In addition to the O	ccupant identified in paragra	ph 1, only the following shall reside				
	at 1	he Premises: Anne Ernst and possibly her parents		("Authorized Guests").				
	No	other guests, visitors or persons are permitted. If the Premises	are used, in any way, by m	ore or different persons than those				
	ide	ntified in this paragraph, (i) Occupant, Authorized Guests and all c	thers may be required to im	mediately leave the Premises or be				
		noved from the Premises; (ii) Occupant is in breach of this Agreen posit.	nent; and (III) Occupant forte	eits its right to return of any security				
5.	PA	YMENTS: Occupant agrees to the following payments:						
	Α.	The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for	servation fee and this Agre	ement signed by Occupant have				
		NONREFUNDABLE.	services rendered in ent	ering into this Agreement and is				
	В.	Category	Amount Due	Payment Due Date				
		Reservation Fee: n/a	\$					
		Rent (Total Rent is \$2,957 for 9 nights)	\$ 2,957.00	April 19, 2006				
		Security Deposit: (Refundable)	\$ 750.00	April 19, 2006				
		Cleaning Fee: (Non-Refundable)	\$ 200.00	April 19, 2006				
		Other (Rent Balance)	\$	April 19, 2006				
		Other (Pool Heater if desired (\$250 per week)	\$ 250.00	April 19, 2006				
		Transient Occupancy Tax: N/A	\$					
		Total:	\$4,157.00					
6.	BA	LANCE DUE; LATE CHARGE: If any amount due is not received Owner's Representative's sole discretion, either terminate this a	by the applicable Payment	Due Date, Owner may, at Owner's				
		ervation fee, or impose a late charge of \$ N/A	ngreement and return to t	occupant all payments except the				
		CURITY DEPOSIT:						
	A.	The security deposit will be 🗵 transferred to and held by Owner, All or any portion of the security deposit, upon termination of or	or ∐ held in Owner's Rep	presentative's trust account.				
	υ.	Occupant's default in payment of rent, non-sufficient funds ("N	ISF") fees or other sums o	lue; (ii) repair damage, excluding				
		ordinary wear and tear, caused by Occupant or Occupant's gue	sts or licensees; (iii) clean	the Premises; and (iv) replace or				
		return personal property or appurtenances. Within three weeks a Occupant an itemized statement indicating the amount of any s	after Occupant vacates the	Premises, Owner shall: (1) furnish				
		disposition, and (iii) withheld pending receipt of utility, phone and						
		(2) return any remaining portion of the security deposit to Occupar						
	D.	No interest will be paid on the security deposit unless required by If the security deposit is held by Owner, Occupant agrees not to	iocai orginance. Ihold Owner's Rep <i>re</i> sentati	ve responsible for its return. If the				
		security deposit is held by Owner's Representative and the security						
		Owner's Representative's only duty shall be to notify Occupant,	in writing, where and to wh	nom the security deposit has been				
8.		released. CANCELLATION; REFUND: If Occupant cancels or otherwise te	rminates this Agreement pri	or to the latest Payment One Date				
•.		all payments except the reservation fee will be refunded to (	Decupant. If Occupant can	cels or otherwise terminates this				
		Agreement after the latest Payment Due Date, Occupant shall be		mission to Owner's Representative				
The		and all marketing and preparation costs necessary to ready the Pr right laws of the United States (Title 17 U.S. Code) forbid the		_				
unau	thor	zed reproduction of this form, or any portion thereof, by photocopy	upant acknowledges receipt of a	a copy of this page.				
Copy	righ	or any other means, including facsimile or computerized formats. t © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.	Occupant's Initials (	) ()				
ALĹ Î	RĬĞ	HTS RESERVED.		OPPORTUNITY				
VRA	/RA-11 REVISED 4/02 (PAGE 1 OF 3)							

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)



(Intended for occupancy of 30 days or less)

(C.A.R. Form VRA, Revised 1/06)

1. 2.	OCCUPANT: Jose and Gloria Mora PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property	and improvements described as-							
	Summerland County of	Santa Barbara	, situated in							
	The Premises has bedroo	m(s) and	2,5 bath(s).							
3.	ARRIVAL AND DEPARTURE:									
4.	Arrival: 09/08/2007 (Date) at 4:00 PM (Time) Departure AUTHORIZED USE AND GUESTS: The Premises are for the sole us	se as a personal vacation re	sidence by not more than							
	adults and children (If checked) In addition to the Od at the Premises:	ccupant identified in paragra	aph 1, only the following shall reside							
	("Authorized Guests")									
5.	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all o removed from the Premises; (ii) Occupant is in breach of this Agreem deposit.  PAYMENTS: Occupant agrees to the following payments:	thers may be required to im nent; and (iii) Occupant forfe	mediately leave the Premises or be eits its right to return of any security							
	A. The Premises will not be held for Occupant until both the res actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	ervation fee and this Agre services rendered in ent	eement signed by Occupant have ering into this Agreement and is							
	B. Category	Amount Due	Payment Due Date							
	Reservation Fee: N/A	\$								
	Rent (Total rent is \$2,300 for 7 nights)	\$ 2,300.00	August 23, 2007							
	Security Deposit: (Refundable)	\$ 750.00	August 23, 2007							
	Cleaning Fee: (Non-Refundable)	\$ 228.00	August 23, 2007							
	Other: Rent Balance	\$								
	Other: (Pool heat if desired - \$250 per week)	\$								
	Transient Occupancy Tax:	\$								
7.	Total:  \$ 3,270.00  6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be I transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. When Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.									
unau mach Copy	and all marketing and preparation costs necessary to ready the Pricopyright laws of the United States (Title 17 U.S. Code) forbid the (thorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, right © 2002 - 2005, CALIFORNIA ASSOCIATION OF REALTORS®, ALL RIGHTS RESERVED.	upant acknowledges receipt of a								
	REVISED 1/06 (PAGE 1 OF 3)	•								
	VACATION RENTAL AGREEMEN	T (VRA PAGE 1 OF 3)								

Agent: Guy D. Hamilton Phone: (805)564-4371 Fax: (805)564-8522 Prepared using WINForms® software Broker: GDH Financial Corp. 152 E. Carrillo St , Santa Barbara CA 93101



(Intended for occupancy of 30 days or less)

(C.A.R. Form VRA, Revised 1/06)

1. 2.	OCCUPANT: Richard & Lesley Morden + David Martin & Tanya Jorgenson ("Occupant") agrees as follows: PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as: 538 So. Indian Trail								
	538 So. Indian Trail     , situated in       Palm Springs     , County of Riverside ("Premises").       The Premises has     4 bedroom(s) and 3 bath(s).								
3.	ARRIVAL AND DEPARTURE:	in(s) and	Dath(s).						
	Arrival: 04/15/2006 (Date) at 3:00 PM (Time) Departure	: <u>04/22/2006</u> (Date)	at11:00 AM(Time).						
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole us adults and children (If checked) In addition to the Oc	ccupant identified in paragrap	idence by not more than4 oh 1, only the following shall reside						
	at the Premises:		("Authorized Guests").						
	No other guests, visitors or persons are permitted. If the Premises a	are used, in any way, by mo	re or different persons than those						
	identified in this paragraph, (i) Occupant, Authorized Guests and all o	thers may be required to imn	nediately leave the Premises or be						
	removed from the Premises; (ii) Occupant is in breach of this Agreem deposit.	nent; and (III) Occupant forter	its its right to return of any security						
5.	PAYMENTS: Occupant agrees to the following payments:								
	A. The Premises will not be held for Occupant until both the res actually been received. Once paid, the reservation fee is for	ervation fee and this Agree	ement signed by Occupant have						
	NONREFUNDABLE.	,	•						
	B. Category	Amount Due	Payment Due Date						
	Reservation Fee: N/A	S	19-74-74-74-74-74-74-74-74-74-74-74-74-74-						
	Rent: (Total Rent is \$2,995)	\$ 2,995.00	March 1, 2006						
	Security Deposit: (Refundable)	\$ 750.00	March 1, 2006						
	Cleaning Fee: (Non-Refundable)	\$ 220.00	March 1, 2006						
	Other:	\$							
	Other: (Pool Heater if desired (\$250 per weeK)	\$							
	Transient Occupancy Tax:	\$							
Total:  6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$  7. SECURITY DEPOSIT:  A. The security deposit will be [X] transferred to and held by Owner; or [ held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and									
8.	D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released. CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative and all marketing and preparation costs necessary to ready the Premises for re-rental.								
unau mach Copy INC.	right @ 2002 - 2006, CALIFORNIA ASSOCIATION OF REALTORS®, ALL RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	T town T						
VKA	REVISED 1/06 (PAGE 1 OF 3)	T WO A DAOE 4 OF S							

VACATION RENTAL AGREEMENT (VRA PAGE 1 OF 3)

Agent:	Guy Hamilton	Phone	e: (805)564-4371	Fax: (805)564-8522	Prepared using WINForms® software
Broker:	GDH Financial Corp.	152 E. Carrillo St	Santa Barbara	CA 93101	



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OCCUPANT: Maureen Nuccio PROPERTY: Occupant rents, for vacation purposes only, the	he furnished real property	("Occupant") agrees as follows; and improvements described as:					
The Premises has								
3.	ARRIVAL AND DEPARTURE;		• •					
	Arrival: <u>06/14/2006</u> (Date) at <u>3:00 PM</u> (Time) Depart	ure: <u>06/21/2006</u> (Dat	e) at11:00 AM (Time).					
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole adults and o children (If checked) In addition to the at the Premises:	Occupant identified in paragraph	esidence by not more than <u>6</u> raph 1, only the following shall reside					
			("Authorized Guests").					
	No other guests, visitors or persons are permitted. If the Premise identified in this paragraph, (i) Occupant, Authorized Guests and a removed from the Premises; (ii) Occupant is in breach of this Agre	Il others may be required to in	nmediately leave the Premises or be					
	deposit.							
э.	PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the ractually been received. Once paid, the reservation fee is NONREFUNDABLE.	reservation fee and this Ag for services rendered in er	reement signed by Occupant have tering into this Agreement and is					
	B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent (Total Rent is \$3,200)	\$ 1,600.00	January 16, 2006					
	Security Deposit: (Refundable)	\$ 750.00	April 14, 2006					
	Cleaning Fee: (Non-Refundable)	\$ 200.00	April 14, 2006					
	Other: (Rent Balance)	\$ 1,600.00	April 14, 2006					
	Other: (Pool Heater if desired (\$200 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
Total:  S 4,150.00  6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be I transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement prior to Owner's Representative Agreement after the latest Payme								
unau mac Copy	and all marketing and preparation costs necessary to ready the copyright laws of the United States (Title 17 U.S. Code) forbid the uthorized reproduction of this form, or any portion thereof, by photocopy thine or any other means, including facsimile or computerized formats. The yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	Occupant acknowledges receipt o	The second of th					
VR/	VRA-11 REVISED 4/02 (PAGE 1 OF 3)							



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Martin & Julie Pearson ("Occupant") agrees as fo PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described a situation of the property of the									
_	The Premises has bedroo	m(s) and	2.5 bath(s).						
3.	ARRIVAL AND DEPARTURE:	. 10/24/2005 (Data)	ot 11.00 av (Time)						
4.	Arrival: 10/17/2005 (Date) at 3:00 PM (Time) Departure: 10/24/2005 (Date) at 11:00 AM (Time)  4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 6 adults and 2 children. X (If checked) In addition to the Occupant identified in paragraph 1, only the following shall resident the Premises: 2 Pearson children, Dorian Silver, Catherine Melion and Tom & Katia Silver								
	at the Frentises. 2 Featison Children, Dorlan Silver, Catherine Mellor and Toll & Katha Silver  ("Authorized Guest								
	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all or removed from the Premises; (ii) Occupant is in breach of this Agreem deposit.	thers may be required to imr	nediately leave the Premises or be						
5.	•								
	NONREFUNDABLE.	services rendered in ente	ering into this Agreement and is						
	B. Category	Amount Due	Payment Due Date						
	Reservation Fee:	\$							
	Rent: (Total Rent is \$2,600)	\$ 2,600.00	September 30, 2005						
	Security Deposit: (Refundable)	\$ 750.00	September 30, 2005						
	Cleaning Fee: (Non-Refundable)	\$ 200.00	September 30, 2005						
	Other: (Rent Balance)	\$							
	Other: (Pool Heater if desired (\$200 per week)	\$							
	Transient Occupancy Tax: x/A	\$							
<ol> <li>7.</li> </ol>	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A								
8.	security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative								
	and all marketing and preparation costs necessary to ready the Pr	remises for re-rental.	,						
unat mac Cop	copyright laws of the United States (Title 17 U.S. Code) forbid the althorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a							
VR	1-11 REVISED 4/02 (PAGE 1 OF 3)	•							

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

		2, 10111114111	
DH Financial Corp. 152 E	. Carrillo St	, Santa Barbara	CA 93101
hone: (805)564-4371		5)564-8522	Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Richard and Carol Perz PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished	real property ar	nd improvements	described as:		
	2561 Golden Gate	Santa	Barbara	, California	, ("Premises").		
	The Premises has bedroo				bath(s).		
3.	ARRIVAL AND DEPARTURE:		<b></b>				
	Arrival: 06/29/2007 (Date) at 4:00 PM (Time) Departure						
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole us adults and children. \( \Bigcup \) (If checked) In addition to the O						
	at the Premises: Richard and Carol Perrotti and their 4			71 1, Othy the followin			
					ized Guests").		
	No other guests, visitors or persons are permitted. If the Premises						
	identified in this paragraph, (i) Occupant, Authorized Guests and all o						
	removed from the Premises; (ii) Occupant is in breach of this Agreen	nent; and (iii	) Occupant forter	ts its right to return o	of any security		
5	deposit.  PAYMENTS: Occupant agrees to the following payments:						
Ų.	A. The Premises will not be held for Occupant until both the res	servation fe	e and this Agree	ement signed by O	ccupant have		
	actually been received. Once paid, the reservation fee is for						
	NONREFUNDABLE.						
	B. Category	Amount D	ue	Payment Due Dat	te		
	Reservation Fee: n/a	\$	<del> </del>		-40.44		
	Rent (Total Rent is \$3,200 for 7 nights)	\$	1,600.00	March 16,	2007		
	Security Deposit: (Refundable)	\$	750.00	April 29,	2007		
	Cleaning Fee: (Non-Refundable)	\$	220.00	April 29,	2007		
	Other: (Rent Balance)	\$	1,600.00	April 29,	2007		
	Other: (Pool Heater if desired (\$250 per week)	\$					
	Transient Occupancy Tax: N/A	\$					
	Total:	\$	4,170.00				
6,	BALANCE DUE; LATE CHARGE: If any amount due is not received	by the appli	cable Payment [	Due Date, Owner ma	ay, at Owner's		
	or Owner's Representative's sole discretion, either terminate this	Agreement a	and refund to O	ccupant all paymer	its except the		
-	reservation fee, or impose a late charge of \$ N/A						
7.	SECURITY DEPOSIT:  A. The security deposit will be x transferred to and held by Owner	or 🗀 hold	in Owner's Penr	rocontotivo'e truet ar	scount		
	B. All or any portion of the security deposit, upon termination of o						
	Occupant's default in payment of rent, non-sufficient funds ("N						
	ordinary wear and tear, caused by Occupant or Occupant's gue	ests or licens	sees; (iii) clean t	the Premises; and (	iv) replace or		
	return personal property or appurtenances. Within three weeks	after Occupa	nt vacates the F	Premises, Owner sh	all: (1) furnish		
	Occupant an itemized statement indicating the amount of any s	security depo	sit (i) received,	(ii) withheld and th	e basis for its		
	disposition, and (iii) withheld pending receipt of utility, phone and		Gas for Pool	I Heater	bills; and		
	(2) return any remaining portion of the security deposit to Occupa-						
	C. No interest will be paid on the security deposit unless required by			94.5.9	ic ii		
	D. If the security deposit is held by Owner, Occupant agrees not to security deposit is held by Owner's Representative and the secu	noid Owner	rs Representativ	re responsible for its	return. If the		
	Owner's Representative's only duty shall be to notify Occupant,						
	released.	iii wiitiiig, v	Mele and to win	on the security dep	Dait Has Decil		
8.	CANCELLATION; REFUND: If Occupant cancels or otherwise te	rminates this	Agreement prio	r to the latest Pavm	ent Due Date.		
•	all payments except the reservation fee will be refunded to	Occupant. If	Occupant cano	els or otherwise te	rminates this		
	Agreement after the latest Payment Due Date, Occupant shall b	e responsibl	e for rent, comm	nission to Owner's F	Representative		
	and all marketing and preparation costs necessary to ready the Pa	remises for r	e-rental.				
The	copyright laws of the United States (Title 17 U.S. Code) forbid the	unant acknow	ledges receipt of a	conv of this name			
unau	uthorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats.	•			<b>f=</b> 1		
Cop	yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.	Occupan	t's Initials (	)()	ECUAL HOUSING OPPORTUNITY		
ALL	RIGHTS RESERVED.				CFPORTUNITY		
VR/	RA-11 REVISED 4/02 (PAGE 1 OF 3)						

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St , Santa Barbara CA 93101 Phone: (805)564-4371 Fax (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

1. 2.	PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	("Occupant") agrees as follows: and improvements described as:					
_	The Premises has bedroo	m(s) and	2.5 bath(s).					
3. 4	ARRIVAL AND DEPARTURE:  Arrival: <u>08/26/2006</u> (Date) at <u>3:00 FM</u> (Time) Departure  AUTHORIZED USE AND GUESTS: The Premises are for the sole us	: <u>09/02/2006</u> (Date)	at11:00 AM(Time).					
	adults and3 children. X (If checked) In addition to the Or at the Premises:	ccupant identified in paragra	oh 1, only the following shall reside					
	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all o removed from the Premises; (ii) Occupant is in breach of this Agreem deposit.	thers may be required to imr	nediately leave the Premises or be					
5.	PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the res actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	ervation fee and this Agre services rendered in ente	ement signed by Occupant have ring into this Agreement and is					
	B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent: (Total Rent is \$3,200 for nights)	\$ 1,600.00	April 3, 2006					
	Security Deposit: (Refundable)	\$ 750.00	June 26, 2006					
	Cleaning Fee: (Non-Refundable)	\$ 200.00	June 26, 2006					
	Other: (Rent Balance)	\$ 1,600.00	June 26, 2008					
	Other: (Pool Heater if desired (\$200 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
<ol> <li>7.</li> </ol>	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ \( \frac{N/A}{2} \).							
8.	disposition, and (iii) withheld pending receipt of utility, phone and							
unat maci Copy ALL	hindred reproduction of this form, or any ported thereos, by produced by hine or any other means, including facsimile or computerized formats. yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	'' ' ' ' <b>'</b> ' ' ' ' ' ' ' ' ' ' ' ' ' '					
VR/	A-11 REVISED 4/02 (PAGE 1 OF 3)							



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OC PR	CUPANT: OPERTY:	Occupant r	ents, for	vacation	purposes	only, th	e furnishe	ed real property	("Occupant") ag and improvements	described as:
			Summerla	ınd		<i>561 Go1d</i> , County o	of	San	ta Barbara	, Californ	, situated in a. ("Premises").
^		e Premises	has		. 3	·	bedr	oom(s) and		2,5	bath(s).
3.			D DEPARTU		3 · 00 P	M (Time	a) Danarti	iro: 04/	01 /2006 (Data	) at11:00 A	W (Time)
4.	AU adı	THORIZED	USE AND C	GUESTS: `dren. 🗷	The Premi (If checke	ses are for	r the sole	use as a pe	ersonal vacation re	sidence by not more aph 1, only the follow	than 2
	a	ne rtenise	s: <u>Guests</u>	or renar	<u> </u>		<del>, , </del>			("Auth	orized Guests").
	ide ren	ntified in thi noved from	s paragraph,	(i) Occup	ant, Autho	rized Gue	sts and al	l others ma	y be required to im	ore or different pers imediately leave the eits its right to return	ons than those Premises or be
5.	PA A.	The Premi	Decupant agi	be held f	or Occup	ant until b	oth the r	eservation	fee and this Agr	eement signed by tering into this Agr	Occupant have
		NONREFU	NDABLE.	u. Once p	iaiu, the i	eservatio	n iee is i	or service:	s rendered in ent	tering into this Agr	eement and is
	В.	Category						Amour	nt Due	Payment Due D	ate
		Reservat	ion Fee: w/a	ı				\$			
		Rent: (T	otal Rent	is \$6,5	00)			\$	3,250.00	November	7, 2005
		Security 1	Deposit: (#	efundab	le)			S	750,00	January 4	, 2006
		Cleaning	Fee: (Non	-Refund	able)			\$	200.00	January 4	, 2006
		Other: (#	Rent Balan	ce)				\$	3,250.00	January 4	, 2006
		Other: (1	ool Heate	r if de	sired (\$	200 per	week)	\$			
		Transient	: Occupancy	Тах: <b>и/а</b>				s			
6. 7.	or o	Owner's Re ervation fee CURITY DE	epresentative , or impose a :POSIT:	e's sole di a late char	iscretion, ge of \$ <u>N</u> /	either term 'A	ninate this	Agreemer	nt and refund to (	Due Date, Owner n	ents except the
	A. The security deposit will be x transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and										
8.		all paymen Agreement	ts except th	ne reserva est Payma	ation fee o ant Due D	will be ref ate, Occup	funded to pant shall	Occupant be respons	. If Occupant can sible for rent, com	ior to the latest Payr ncels or otherwise mission to Owner's	terminates this
unat mac Cop	ithori hine yrighi	zed reproduct or any other	f the United ction of this for means, include ALIFORNIA AVED.	m, or any p ding facsim	ortion there ite or comp	of, by photo uterized for	ocopy Of mats.	•	nowledges receipt of a	1.	EDISA KOUSING OPPORTUNITY
			4/02 (PAGE	1 ÓF 3)							



(Intended for occupancy of 30 days or less) (C.A.R. Form VRA, Revised 1/06)

1, 2,	00	CCUPANT: Wayne Ross ROPERTY: Occupant rents, for vacation purposes only, the	£i.	("Occupant") agrees as follows:
Ζ,	ГП	COPERIT: Occupant Tents, for vacation purposes only, the 2561 Golden Gate	Turnisned real property a <b>Ave.</b>	ind improvements described as:
		2561 Golden Gate Summerland County of	Santa Barbara	, California ("Premises").
2		e Premises has bedroot RRIVAL AND DEPARTURE:	om(s) and	2.5 bath(s).
J.		rival: <u>10/14/2007</u> (Date) at <u>4:00 PM</u> (Time) Departure	10/21/2007 (Date)	at 10:00 NM (Time)
4.	ΑU	JTHORIZED USE AND GUESTS: The Premises are for the sole us	se as a personal vacation res	idence by not more than 4
	adı	ults and3 children. 🗷 (If checked) In addition to the O	ccupant identified in paragrai	oh 1, only the following shall reside
	at t	the Premises: <u>Jennifer Ross, Mike and Jennifer Vanol:</u>	i and their 3 children	("Authorized Guests")
	ide ren dep	o other guests, visitors or persons are permitted. If the Premises a entified in this paragraph, (i) Occupant, Authorized Guests and all o moved from the Premises; (ii) Occupant is in breach of this Agreen posit.	thers may be required to imr	re or different persons than those mediately leave the Premises or be
5.	Α.	AYMENTS: Occupant agrees to the following payments:  The Premises will not be held for Occupant until both the reservation fee is for NONDECTABLE.	servation fee and this Agre r services rendered in ente	ement signed by Occupant have ering into this Agreement and is
		NONREFUNDABLE. Category	Amount Due	Payment Due Date
		Reservation Fee: N/A	\$	i dyment bue bate
		Rent (Total rent is \$2,300 for 7 nights)	\$ 2,300.00	October 5, 2007
		Security Deposit: (Refundable)	\$ 750.00	October 5, 2007
		Cleaning Fee: (Non-Refundable)	\$ 220.00	October 5, 2007
		Other Rent Balance	\$	1412 - 24144
		Other (Pool heat if desired - \$250 per week)	\$ 250.00	October 5, 2007
		Transient Occupancy Tax:	\$	
		Total:	\$3,520.00	
6.	BA	LANCE DUE; LATE CHARGE: If any amount due is not received Owner's Representative's sole discretion, either terminate this a	by the applicable Payment	Due Date, Owner may, at Owner's
	res	ervation fee, or impose a late charge of \$ N/A	Agreement and retund to C	ccupant all payments except the
7.	SE	CURITY DEPOSIT:		
		The security deposit will be <b>x</b> transferred to and held by Owner		
	В.	All or any portion of the security deposit, upon termination of o Occupant's default in payment of rent, non-sufficient funds ("N	ccupancy, may be used as (SF") fees or other sums di	reasonably necessary to: (I) cure
		ordinary wear and tear, caused by Occupant or Occupant's gue		
		return personal property or appurtenances. Within three weeks a	after Occupant vacates the F	Premises, Owner shall: (1) furnish
		Occupant an itemized statement indicating the amount of any s disposition, and (iii) withheld pending receipt of utility, phone and	ecurity deposit (i) received,	(ii) Withheld and the basis for its
		(2) return any remaining portion of the security deposit to Occupar	nt.	Meacer Dills, and
	C.	No interest will be paid on the security deposit unless required by	local ordinance.	
		If the security deposit is held by Owner, Occupant agrees not to		
		security deposit is held by Owner's Representative and the security Owner's Representative's only duty shall be to notify Occupant,	in writing where and to wh	om the security denosit has been
		released.	m mang, more and to me	on the decarty deposit has been
8.		CANCELLATION; REFUND: If Occupant cancels or otherwise te		
		all payments except the reservation fee will be refunded to C Agreement after the latest Payment Due Date, Occupant shall be and all marketing and preparation costs necessary to ready the Pr	e responsible for rent, comm	
The	сору	yright laws of the United States (Title 17 U.S. Code) forbid the		conv of this page
unau mach	thori ine	ized reproduction of this form, or any portion thereof, by photocopy or any other means, including facsimile or computerized formats.	upant acknowledges receipt of a	T T
Copy	righ	It © 2002 - 2006, CALIFORNIA ASSOCIATION OF REALTORS®, LRIGHTS RESERVED.	Occupant's Initials (	EDUAL HOSSING OPPORTUNETY
		EVISED 1/06 (PAGE 1 OF 3)		

VACATION RENTAL AGREEMENT (VRA PAGE 1 OF 3)

Agent:	Guy D. Hamilton	Phone: (	805)564-4371	Fax: (805)564-8522	Prepared using WINForms® software
Broker:	GDH Financial Corp.	152 E. Carrillo St	, Santa Barbara	CA 93101	



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	PROPERTY: Occupant rents, for vacation purposes only, the	e furnished real property a	("Occupant") agrees as follows: nd improvements described as:					
	Summerland , County of	Santa Barbara	, situated in, California, ("Premises").					
	The Premises has bedre	oom(s) and	2.5 bath(s).					
3,	ARRIVAL AND DEPARTURE:  Arrival: 9/2/06 (Date) at 4:00 PM (Time) Departu	rre: <u>09/07/2006</u> (Date)	at(Time).					
4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than								
5.	("Authorized Guests")  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is							
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	s						
	Rent: (Total Rent is \$2,285 for 5 nights)	\$ 2,285.00	August 1, 2006					
	Security Deposit: (Refundable)	\$ 750.00	August 1, 2006					
	Cleaning Fee: (Non-Refundable)	\$ 200.00	August 1, 2006					
	Other: (Rental balance)	\$	August 1, 2006					
	Other: (Pool Heater if desired \$200)	\$						
	Transient Occupancy Tax: N/A	\$						
<ol> <li>7.</li> <li>8.</li> </ol>	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and							
	all payments except the reservation fee will be refunded to Agreement after the latest Payment Due Date, Occupant shall and all marketing and preparation costs necessary to ready the l	be responsible for rent, comm						
unau macl Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the athorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.  A-11 REVISED 4/02 (PAGE 1 OF 3)	ccupant acknowledges receipt of a Occupant's Initials (	'' \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					

VRA-11 REVISED 4/02 (PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

(intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Christopher and Karen PROPERTY: Occupant rents, for vacation purposes only,	the furnished real pr	operty and	improvements described as:		
	Summerland County of	santa Barba	ra	, situated in , California, ("Premises").		
	The Premises has be	droom(s) and	2	, 5 bath(s).		
3.	ARRIVAL AND DEPARTURE:		·- · · ·			
A	Arrival: <u>08/11/2007</u> (Date) at <u>4:00 PM</u> (Time) Depa AUTHORIZED USE AND GUESTS: The Premises are for the sol	rture: <u>08/18/2007</u>	_ (Date) at	10:00 AM (Time).		
٠.	adults and children. X (If checked) In addition to the	e use as a personal vac e Occupant identified in	natagraph :	1 only the following shall reside		
	at the Premises: Emma and Tom Saunsbury	o coodpant recontined in	paragraph	1, only the lonowing shall reside		
				("Authorized Guests").		
	No other guests, visitors or persons are permitted. If the Premis identified in this paragraph, (i) Occupant, Authorized Guests and removed from the Premises; (ii) Occupant is in breach of this Agi deposit.	all others may be requir	ed to immed	liately leave the Premises or be		
5	PAYMENTS: Occupant agrees to the following payments:					
ψ.	A. The Premises will not be held for Occupant until both the actually been received. Once paid, the reservation fee is NONREFUNDABLE.	reservation fee and t for services rendere	his Agreem d in enterin	ent signed by Occupant have g into this Agreement and is		
	B. Category	Amount Due	F	ayment Due Date		
	Reservation Fee: n/a	\$				
	Rent (Total Rent is \$3,200 for 7 nights)	\$ 1,0	500.00	December 6, 2006		
	Security Deposit: (Refundable)	\$	750.00	June 11, 2007		
	Cleaning Fee: (Non-Refundable)	\$ :	220.00	June 11, 2007		
	Other: (Rent Balance)	\$ 1,0	500.00	June 11, 2007		
	Other: (Pool Heater if desired (\$250 per week)	\$				
	Transient Occupancy Tax: N/A	\$				
7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  SECURITY DEPOSIT:  A. The security deposit will be Is transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.					
unau mach Copy	e copyright laws of the United States (Title 17 U.S. Code) forbid the authorized reproduction of this form, or any portion thereof, by photocopy chine or any other means, including facsimile or computerized formats, pyright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC RIGHTS RESERVED.	Occupant acknowledges re Occupant's Initials		·		
	A-11 REVISED 4/02 (PAGE 1 OF 3)	-				

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St. , Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(intended for occupancy of 30 days or less)

1. 2.	OC PR	CCUPANT: Frances and Lawrence St ROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	and improvements described as:		
		<u>Summerland</u> , County of	Santa Barbara	, California, ("Premises").		
_		e Premises has bedroo	om(s) and	2.5 bath(s).		
	Arr <b>AU</b>	RRIVAL AND DEPARTURE: rival:	se as a personal vacation res	idence by not more than2		
	at t	the Premises: 2-4 guests of the tenants		-		
F	ide rem dep	o other guests, visitors or persons are permitted. If the Premises entified in this paragraph, (i) Occupant, Authorized Guests and all of moved from the Premises; (ii) Occupant is in breach of this Agreer posit.  EXYMENTS: Occupant agrees to the following payments:	others may be required to imi	mediately leave the Premises or be		
o.	Α.	The Premises will not be held for Occupant until both the re- actually been received. Once paid, the reservation fee is fo NONREFUNDABLE.				
		Category	Amount Due	Payment Due Date		
		Reservation Fee: n/a	\$			
		Rent (Total Rent is \$2,300 for 7 nights)	\$ 1,150.00	May 30, 2006		
		Security Deposit: (Refundable)	\$ 750.00	July 21, 2006		
		Cleaning Fee: (Non-Refundable)	\$ 200.00	July 21, 2006		
		Other: (Rent Balance)	\$ 1,150.00	July 21, 2006		
		Other (Pool Heater if desired (\$250 per week)	\$			
		Transient Occupancy Tax: N/A	\$			
6. 7.	Total: \$\frac{3,250.00}{3,250.00}\$\$  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$\frac{N/A}{2}\$.					
	return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and					
	D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.					
8.		CANCELLATION; REFUND: If Occupant cancels or otherwise to all payments except the reservation fee will be refunded to Agreement after the latest Payment Due Date, Occupant shall and all marketing and preparation costs necessary to ready the P	Occupant. If Occupant can be responsible for rent, comm	cels or otherwise terminates this		
unat mad Copt	ithor nine righ	oyright laws of the United States (Title 17 U.S. Code) forbid the rized reproduction of this form, or any portion thereof, by photocopy or any other means, including facsimile or computerized formats. In © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. BHTS RESERVED.	cupant acknowledges receipt of a	7 <u></u> r		
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VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E Carrillo St , Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton



(C.A.R. Form VRA, Revised 4/02)

(intended for occupancy of 30 days or less)

1.	00	CCUPANT: Michael and Marion Scho	ening	("Occupant") agrees as follows:
2.	PR	OPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	and improvements described as:
		2561 Golden Gate Summerland , County of	Santa Barbara	California ("Premises")
	Th	e Premises has bedroo	m(s) and	2.5 bath(s).
3.		RIVAL AND DEPARTURE: ival: <u>05/27/2006</u> (Date) at <u>3:00 PM</u> (Time) Departure	05/05/2005 (Data)	
4.	AL	THORIZED USE AND GUESTS: The Premises are for the sole us	se as a personal vacation res	idence by not more than
	ad	ults and2 children. 🗵 (If checked) In addition to the O	ccupant identified in paragra	ph 1, only the following shall reside
	ai i	the Premises:		("Authorized Guests").
	Νo	other guests, visitors or persons are permitted. If the Premises a	are used, in any way, by mo	re or different persons than those
		ntified in this paragraph, (i) Occupant, Authorized Guests and all o		
		noved from the Premises; (ii) Occupant is in breach of this Agreen posit.	nent; and (III) Occupant forte	its its right to return of any security
5.	PA	YMENTS: Occupant agrees to the following payments:		
	Α.	The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for	servation fee and this Agre reservices rendered in ente	ement signed by Occupant have ering into this Agreement and is
	P	NONREFUNDABLE. Category	Amount Due	Payment Due Date
	D,	Reservation Fee: n/a	\$	r ayment bue bate
		Rent: (Total Rent is \$4,571 for 10 nights)		May 1, 2006
		Security Deposit: (Refundable)	\$ 750.00	May 1, 2006
		Cleaning Fee: (Non-Refundable)	\$ 200.00	May 1, 2006
		Other:	\$	May 1, 2006
		Other: (Pool Heat @ \$250 per week is included)	\$	
		Transient Occupancy Tax: N/A	\$	
		Total:	\$ 5,521.00	
6.	BA	LANCE DUE; LATE CHARGE: If any amount due is not received	by the applicable Payment	Due Date, Owner may, at Owner's
		Owner's Representative's sole discretion, either terminate this a ervation fee, or impose a late charge of \$ N/A	Agreement and relund to C	accupant an payments except the
7.	SE	CURITY DEPOSIT:		
		The security deposit will be 🗷 transferred to and held by Owner		
	В.	All or any portion of the security deposit, upon termination of or Occupant's default in payment of rent, non-sufficient funds ("N		
		ordinary wear and tear, caused by Occupant or Occupant's gue		
		return personal property or appurtenances. Within three weeks a	after Occupant vacates the	Premises, Owner shall: (1) furnish
		Occupant an itemized statement indicating the amount of any s		
		disposition, and (iii) withheld pending receipt of utility, phone and (2) return any remaining portion of the security deposit to Occupar		1 Heater bills; and
	C.	No interest will be paid on the security deposit unless required by	local ordinance.	
	D.	If the security deposit is held by Owner, Occupant agrees not to	hold Owner's Representative	
		security deposit is held by Owner's Representative and the security		
		Owner's Representative's only duty shall be to notify Occupant, released.	in writing, where and to wh	om the security deposit has been
8.		CANCELLATION; REFUND: If Occupant cancels or otherwise te		
		all payments except the reservation fee will be refunded to (		
		Agreement after the latest Payment Due Date, Occupant shall be and all marketing and preparation costs necessary to ready the Pr		nission to Owner's Representative
The		wight laws of the United States (Title 17 LLS, Code) forbid the		£ 11.:
una	uthor	ized reproduction of this form, or any portion thereof, by photocopy	upant acknowledges receipt of a	
Cop	yrigh:	or any other means, including facsimile or computerized formats.  t © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.	Occupant's Initials (	ECILAL HOUSING
		HTS RESERVED.  PEVISED 4/02 (PAGE 1 OF 3)		OPPORTUNITY
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VRA-11 REVISED 4/02 (PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.		furnished real property a	and improvements described as:						
	The Premises has bedroo	om(s) and	2.5 bath(s).						
3.	Arrival: 09/29/2006 (Date) at 3:00 PM (Time) Departure	e: <u>10/08/2006</u> (Date)	at11:00 AM (Time)						
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than3 adults and3 children. 🗵 (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises:								
5.	("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have								
	actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	r services rendered in ente	ering into this Agreement and is						
	B. Category	Amount Due	Payment Due Date						
	Reservation Fee: n/a	\$							
	Rent: (Total Rent is \$2,957 for 9 nights)	\$ 1,478.00	May 1, 2006						
	Security Deposit: (Refundable)	\$ 750.00	July 29, 2006						
	Cleaning Fee: (Non-Refundable)	\$ 200.00	July 29, 2006						
	Other: (Rent Balance)	\$ 1,478.00	July 29, 2006						
	Other: (Pool Heater if desired (\$250 per week)	\$ .							
	Transient Occupancy Tax: x/x	\$							
6. 7.	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  SECURITY DEPOSIT:  A. The security deposit will be I transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.								
unau maci Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the uthorized reproduction of this form, or any portion thereof, by photocopy thine or any other means, including facsimile or computerized formats yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.  4-11 REVISED 4/02 (PAGE 1 OF 3)	upant acknowledges receipt of a Occupant's Initials (							

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

		Amy Sullivan	.,	("Occupant") agre	es as follows:			
2.	PROPERTY: Occupant rents, for vacation purpos	ses only, the furn <u>olden Gate Ave.</u>	ished real property a	ind improvements d	escribed as: . situated in			
		ty of	Santa Barbara	, California,	("Premises").			
3.	The Premises has	bedroom(s)	and	2.5	bath(s).			
	Arrival: <u>04/15/2006</u> (Date) at <u>3:00 PM</u> (Time) Departure: <u>04/22/2006</u> (Date) at <u>11:00 AM</u> 4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more the adults and <u>2</u> children.   (If checked) In addition to the Occupant identified in paragraph 1, only the following at the Premises:							
5.	No other guests, visitors or persons are permitted. If identified in this paragraph, (i) Occupant, Authorized G removed from the Premises; (ii) Occupant is in breach deposit.	the Premises are u Guests and all others of this Agreement;	sed, in any way, by mo may be required to imr	mediately leave the Pr	is than those emises or be			
J.	A. The Premises will not be held for Occupant unt actually been received. Once paid, the reservat NONREFUNDABLE.	il both the reserva						
	B. Category	Am	ount Due	Payment Due Date	,			
	Reservation Fee: n/a	\$						
	Rent (Total Rent is \$2,300)	\$	2,300.00	February 9,	2006			
	Security Deposit: (Refundable)	\$	750.00	February 9,	2006			
	Cleaning Fee: (Non-Refundable)	\$	200.00	February 9,	2006			
	Other: (Rent Balance)	\$		February 9,	2006			
	Other: (Pool Heater if desired (\$200 pe	er week) \$						
	Transient Occupancy Tax: N/A	\$						
<ol> <li>6.</li> <li>7.</li> </ol>	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and							
unat mac Cop ALL	e copyright laws of the United States (Title 17 U.S. Code) for uthorized reproduction of this form, or any portion thereof, by plachine or any other means, including facsimile or computerized byright © 2002, CALIFORNIA ASSOCIATION OF REALTORS, RIGHTS RESERVED.  A-11 REVISED 4/02 (PAGE 1 OF 3)	hotocopy Occupant i formats.	acknowledges receipt of a occupant's Initials (	, ,	EGNAL HOUSING OPPORTUNITY			

RA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OCCUPANT: <u>Daniel P.Tkach Jr. and Tr.</u> PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	and improvements described as:						
_	The Premises has bedroo	om(s) and	2,5 bath(s).						
<ol> <li>ARRIVAL AND DEPARTURE:         Arrival: 04/07/2007 (Date) at 4:00 PM (Time) Departure: 04/14/2007 (Date) at 10:00 AM     </li> <li>AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than</li> </ol>									
	adults and children. X (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Daniel and Trish Tkach plus 3 quests								
	("Authorized Guests")								
5.	No other guests, visitors or persons are permitted. If the Premises identified in this paragraph, (i) Occupant, Authorized Guests and all or removed from the Premises; (ii) Occupant is in breach of this Agreen deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reserved.	others may be required to imment; and (iii) Occupant forfe	ore or different persons than those mediately leave the Premises or be its its right to return of any security						
	actually been received. Once paid, the reservation fee is for	servation fee and this Agre r services rendered in ente	ement signed by Occupant nave ering into this Agreement and is						
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date						
	Reservation Fee: n/a	\$							
	Rent (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	November 6, 2006						
	Security Deposit: (Refundable)	\$ 750.00	February 7, 2007						
	Cleaning Fee: (Non-Refundable)	\$ 220.00	February 7, 2007						
	Other: (Rent Balance)	\$ 1,600.00	February 7, 2007						
	Other (Pool Heater if desired (\$250 per week)	\$							
	Transient Occupancy Tax: w/a	\$							
Total:  8									
unau mach Copy	copyright laws of the United States (Title 17 U.S. Code) forbid the thorized reproduction of this form, or any portion thereof, by photocopy nine or any other means, including facsimile or computerized formats. riight © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges receipt of a Occupant's Initials (	T mess T						
	VRA-11 REVISED 4/02 (PAGE 1 OF 3)								



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OCCUPANT: Paul van Overloop PROPERTY: Occupant rents, for vacation purposes only, the	e furnished real property a	nd improvements described as:				
	Summerland County of	Santa Barbara	, situated in , situated in , California, ("Premises").				
	The Premises has bedro	oom(s) and	2.5 bath(s).				
	ARRIVAL AND DEPARTURE:  Arrival: 07/26/2007 (Date) at 4:00 PM (Time) Departure  AUTHORIZED USE AND GUESTS: The Premises are for the sole of adults and 2 children. (If checked) In addition to the Company of the compan	ise as a personal vacation res	at <u>10:00 AM</u> (Time).				
	at the Premises:						
5.	("Authorized Guests"). No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those dentified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be emoved from the Premises; (ii) Occupant is in breach of this Agreement; and (Iii) Occupant forfeits its right to return of any security leposit.  PAYMENTS: Occupant agrees to the following payments:  The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is NONREFUNDABLE.						
	B. Category	Amount Due	Payment Due Date				
	Reservation Fee: n/a	\$	January 16, 2007				
	Rent: (Total Rent is \$4,114 for 9 nights)	\$ 2,057.00	January 16, 2007				
	Security Deposit: (Refundable)	\$ 750.00	May 26, 2007				
	Cleaning Fee: (Non-Refundable)	\$ 220.00	May 26, 2007				
	Other: (Rent Balance)	\$ 2,057.00	May 26, 2007				
	Other: (Pool Heater if desired (\$250 per week)	\$					
	Transient Occupancy Tax: N/A	\$					
6. BALANCE DUE; LATE CHARGE: If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (Iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and   Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commiss							
unau mac Copy ALL	copyright laws of the United States (Title 17 U.S. Code) forbid the ulthorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats. yright © 2002. CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	cupant acknowledges receipt of a Occupant's Initials (	Y Y				



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OCCUPANT: <u>Luis and Constance Vive</u> PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property	and improvements described as:					
	Summerland , County of	Ave. Santa Barbara	, situated in					
_	The Premises hasbedroo	om(s) and	2.5 bath(s).					
3.	ARRIVAL AND DEPARTURE:  Arrival:6/15/07  (Date) at4:00 PM  (Time) Departure	· 06/22/2007 (D-1						
4.	AUTHORIZED USE AND GUESTS: The Premises are for the sole us	se as a personal vacation re	esidence by not more than 2					
	adults and3 children. 🔟 (If checked) in addition to the Occupant identified in paragraph 1, only the following shall reside							
	at the Premises:							
	No other guests, visitors or persons are permitted. If the Premises a identified in this paragraph, (i) Occupant, Authorized Guests and all cremoved from the Premises; (ii) Occupant is in breach of this Agreen deposit.	others may be required to in	nmediately leave the Premises or be					
5.	PAYMENTS: Occupant agrees to the following payments:							
	A. The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for NONREFUNDABLE.	servation fee and this Agi r services rendered in en	reement signed by Occupant have tering into this Agreement and is					
	B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent: (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	October 27, 2006					
	Security Deposit (Refundable)	\$ 750.00	April 15, 2007					
	Cleaning Fee: (Non-Refundable)	\$ 220.00	April 15, 2007					
	Other: (Rent Balance)	\$ 1,600.00	April 15, 2007					
	Other (Pool Heater if desired (\$250 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
	Total:	\$ 4,170.00						
6.	BALANCE DUE; LATE CHARGE: If any amount due is not received	by the applicable Paymen	t Due Date, Owner may, at Owner's					
	or Owner's Representative's sole discretion, either terminate this a reservation fee, or impose a late charge of \$ N/A	Agreement and refund to	Occupant all payments except the					
7.	SECURITY DEPOSIT:							
	A. The security deposit will be x transferred to and held by Owner	; or 🗌 held in Owner's Re	presentative's trust account.					
	Occupant's default in navment of rent non-sufficient funds ("N	or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure supant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding						
	ordinary wear and tear, caused by Occupant or Occupant's gue	ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or						
	return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish							
	Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and							
	(2) return any remaining portion of the security deposit to Occupant.							
	C. No interest will be paid on the security deposit unless required by local ordinance.							
	D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then							
	Owner's Representative's only duty shall be to notify Occupant,							
	released.		directs the Johant B 4 D D. I					
8.	CANCELLATION; REFUND: If Occupant cancels or otherwise ter all payments except the reservation fee will be refunded to O Agreement after the latest Payment Due Date, Occupant shall be and all marketing and preparation costs necessary to ready the Pr	Occupant. If Occupant ca e responsible for rent, com	ncels or otherwise terminates this					
The	copyright laws of the United States (Title 17 U.S. Code) forbid the	upant acknowledges receipt of	a copy of this page.					
mac Cop	uthorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	Occupant's Initials (	T ANNU P					
	/RA-11 REVISED 4/02 (PAGE 1 OF 3)							
	,							



(C.A.R. Form VRA, Revised 4/02)

		OCCUPANT:							ed as:					
3		Premises	has		3	, C	ounty of _	_ bedroo	San m(s) and	ita Barbara	2	.5 Califor	nia, ("Prer	nises"). bath(s).
	ARRIVAL AND DEPARTURE:  Arrival: 10/07/2005 (Date) at 3:00 PM (Time) Departure: 10/14/2005 (Date) at 12:00 PM (Time).  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults andn/a children. \(\overline{x}\) (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Patti and Gordon Walker and Mike and Joanne Klonoski													
	ider rem dep	ntified in the loved from losit.	is paragraph the Premise	i, (i) Occ es; (ii) Oc	upant, Au ccupant is	ithorize s in bre	d Guests ach of this	and all c	thers ma	, in any way, by sy be required to (iii) Occupant f	more immed	diately leave th	rsons that e Premise	n those es or be
5.	Α.	The Premi actually b	Occupant ag ises will not een receive INDABLE.	t be held	d for Occ	upant	until botl	h the res ee is foi	servation service	i fee and this A s rendered in	\greem enterir	ent signed by ng into this A	/ Occupai greement	nt have and is
		Category	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						Amoui	nt Due	E	Payment Due	Date	
		Reservat	tion Fee: 50	% Depos	sit wit	h rese	ervation	n	\$	1,250.	00	June 1	5, 2005	
		Rent: Ba	lance		<del>- 1, - 1 - 1, 14 - 1 14. 4</del> .	<del></del>			\$	1,250.	00	August	7, 2005	
		Security	Deposit: (	Refunda	ble)				\$	750.	00	August	7, 2005	
		Cleaning	Fee: (Non	Refund	dable)				\$	195.	00	August	7, 2005	
		Other: Po	ool Heate:	r if de	esired	(\$120	per wk)	)	\$	***************************************		August	7, 2005	
		Other: 1	N/A		, , , , , , , , , , , , , , , , , , , ,	,,			\$			**************************************		
		Transien	t Occupancy	Tax: N	I/A	******		······································	Ş					
<b>7</b> .	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$\frac{N/A}{\frac{N/A}}\$.  7. SECURITY DEPOSIT:  A. The security deposit will be \$\text{\t													
unat mac Cop ALL	ithori nine /right RIGH	zed reprodu or any othei : © 2002, C ITS RESER		orm, or an Iding facs ASSOCIA	y portion t simile or c ATION OF	hereof, I omputer	oy photoco ized forma	opy Oco ats.	•	nowledges receipt pant's Initials (		. , , ,		OUAL HOUSING PPORTURITY
VR/	/RA-11 REVISED 4/02 (PAGE 1 OF 3)													



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: <u>Brett Wallen</u> PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property an	("Occupant") agrees as follows: ad improvements described as:					
	Summerland , County of	Santa Barbara	, situated in, situated in, California, ("Premises").					
	The Premises has bedroo	om(s) and	2.5 bath(s).					
	ARRIVAL AND DEPARTURE:  Arrival: 10/08/2006 (Date) at 3:00 PM (Time) Departure: 10/15/2006 (Date) at 11:00 AM (Time).  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults and 1 children. X (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Parents, Brother and his Wife							
5.	("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is							
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent (Total Rent is \$2,300 for 7 nights)	\$ 1,150.00	April 11, 2006					
	Security Deposit: (Refundable)	\$ 750. <b>0</b> 0	August 8, 2006					
	Cleaning Fee: (Non-Refundable)	\$ 200.00	August 8, 2006					
	Other: (Rent Balance)	\$ 1,150.00	August 8, 2006					
	Other: (Pool Heater if desired (\$200 per week)	\$						
	Transient Occupancy Tax: <b>n/A</b>	\$						
7.	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be x transferred to and held by Owner; or held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this							
unau macl Copy ALL	Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative and all marketing and preparation costs necessary to ready the Premises for re-rental.  The copyright laws of the United States (Title 17 U.S. Code) forbid the nauthorized reproduction of this form, or any portion thereof, by photocopy lachine or any other means, including facsimile or computerized formats. Occupant acknowledges receipt of a copy of this page.  Cocupant's Initials () ()  Cocupant's Initials () (							

VRA-11 REVISED 4/02 (PAGE 1 OF 3)



(C.A.R. Form VRA, Revised 4/02)

1. 2.	OCCUPANT: Dana and Guenther Weir PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	nd improvements described as:					
	Summerland County of	Santa Barbara	, situated in, California, ("Premises").					
	The Premises has bedroo	om(s) and	2.5 bath(s).					
-	ARRIVAL AND DEPARTURE:  Arrival: 02/15/2007 (Date) at 4:00 PM (Time) Departure: 02/21/2007 (Date) at 10:00 AM (Time).  AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 2 adults and 2 children. (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside							
5.	at the Premises:  ("Authorized Guests").  No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is							
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent (Total Rent is \$2,100 for 6 nights)	\$ 2,100.00	January 16, 2007					
	Security Deposit: (Refundable)	\$ 750.00	January 16, 2007					
	Cleaning Fee: (Non-Refundable)	\$ 220.00	January 16, 2007					
	Other: (Rent Balance)	\$	January 16, 2007					
	Other: (Pool Heater if desired (\$250 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
6. 7.	or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ N/A  7. SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account.  B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and  Gas for Pool Heater bills; and (2) return any remaining portion of the security deposit to Occupant.  C. No interest will be paid on the security deposit unless required by local ordinance.  D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.							
unat mac Copy ALL	and all marketing and preparation costs necessary to ready the Premises for re-rental.  The copyright laws of the United States (Title 17 U.S. Code) forbid the nauthorized reproduction of this form, or any portion thereof, by photocopy achine or any other means, including facsimile or computerized formats topyright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC.  ALL RIGHTS RESERVED.  TRA-11 REVISED 4/02 (PAGE 1 OF 3)							



(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Paula and Jim Westhor PROPERTY: Occupant rents, for vacation purposes only, the 2561 Golden Gate	furnished real property a	nd improvements described as:					
^	The Premises has 3 bedroo	m(s) and	2.5 bath(s).					
	<ul> <li>ARRIVAL AND DEPARTURE:         Arrival: 09/28/2007 (Date) at 4:00 PM (Time) Departure: 10/05/2007 (Date) at 10:00 AM     </li> <li>AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than</li> </ul>							
	ults and children. [] (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside the Premises:							
5.	No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than the identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any secund deposit.							
	A. The Premises will not be held for Occupant until both the resactually been received. Once paid, the reservation fee is for							
	NONREFUNDABLE. B. Category	Amount Due	Payment Due Date					
	Reservation Fee: n/a	\$						
	Rent (Total Rent is \$2,300 for 7 nights)	\$ 1,150.00	January 30, 2007					
	Security Deposit: (Refundable)	\$ 750.00	July 28, 2007					
	Cleaning Fee: (Non-Refundable)	\$ 175.00	July 28, 2007					
	Other: (Rent Balance)	\$ 1,150.00	July 28, 2007					
	Other: (Pool Heater if desired (\$250 per week)	\$						
	Transient Occupancy Tax: N/A	\$						
6.	Total: BALANCE DUE; LATE CHARGE: If any amount due is not received or Owner's Representative's sole discretion, either terminate this reservation fee, or impose a late charge of \$ N/A	\$ 3,225.00 I by the applicable Payment I Agreement and refund to C	Due Date, Owner may, at Owner's eccupant all payments except the					
7.	7. SECURITY DEPOSIT: A. The security deposit will be  transferred to and held by Owner; or  held in Owner's Representative's trust account. B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and							
	<ul> <li>C. No interest will be paid on the security deposit unless required by local ordinance.</li> <li>D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been</li> </ul>							
8.	released.  CANCELLATION; REFUND: If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative and all marketing and preparation costs necessary to ready the Premises for re-rental.							
unat mac Cop	copyright laws of the United States (Title 17 U.S. Code) forbid the uthorized reproduction of this form, or any portion thereof, by photocopy hine or any other means, including facsimile or computerized formats, yright © 2002, CALIFORNIA ASSOCIATION OF REALTORS®, INC. RIGHTS RESERVED.	upant acknowledges recelpt of a Occupant's Initials (						
MD.	A 44 DEVISED AID2 (DACE 4 OF 2)	•	•					

VRA-11 REVISED 4/02 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St., Santa Barbara Phone: (805)564-4371 Fax: (805)564-8522 CA 93101 Guy Hamilton



#### **VACATION RENTAL AGREEMENT**

(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

OCCUPANT: <u>Charles and Yvonne W</u> PROPERTY: Occupant rents, for vacation purposes only, the	ne furnished	real property a	( Occupant ) agre	es as follow escribed a
2561 Golden Gate	e Ave.			. situated
Summer1and , County of The Premises has 3 bedr	Santa	Barbara	, California, ,	("Premises"
ARRIVAL AND DEPARTURE:	,			•
Arrival: <u>06/24/2006</u> (Date) at <u>3:00 PM</u> (Time) Departu	ure: <u>07/01</u>	/2006 (Date)	at <u>11:00 AM</u>	(Time
AUTHORIZED USE AND GUESTS: The Premises are for the sole adults and children. 🗷 (If checked) In addition to the	Use as a perso	onal vacation res	idence by not more th	nan <u>2</u>
at the Premises: James and Lucie Chien		ililled ili paragraf	pri i, orily the tohowin	y snan resi
			("Authoriz	zed Guests
No other guests, visitors or persons are permitted. If the Premiser dentified in this paragraph, (i) Occupant, Authorized Guests and al	s are used, in	any way, by mo	ore or different person	s than tho
removed from the Premises; (ii) Occupant is in breach of this Agree	ement; and (iii	) Occupant forfe	its its right to return of	emises or i f anv secur
deposit.	•		•	,
PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the r	reservation fe	a and thic Aura	ament signed by Oc	cupant ha
actually been received. Once paid, the reservation fee is f	for services r	endered in ente	ering into this Agree	ment and
NONREFUNDABLE.			•	
B. Category	Amount D	)ue	Payment Due Date	) 
Reservation Fee: n/a	\$			· · · · · · · · · · · · · · · · · · ·
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00	March 9, 2	2006
Security Deposit: (Refundable)	\$	750.00	April 24,	2006
Cleaning Fee: (Non-Refundable)	\$	200.00	April 24,	2006
Other: (Rent Balance)	\$	1,600.00	April 24,	2006
Other: (Pool Heater if desired (\$200 per week)	\$	<del> </del>		
Transient Occupancy Tax: N/A	\$			
Total:	\$	4,150.00		
BALANCE DUE; LATE CHARGE: If any amount due is not receive or Owner's Representative's sole discretion, either terminate this				
eservation fee, or impose a late charge of \$ N/A	. Agreement	and reland to G	coupant air payment	s except t
SECURITY DEPOSIT:				
. The security deposit will be $ oldsymbol{\mathbb{X}} $ transferred to and held by Own 3. All or any portion of the security deposit, upon termination of	er; or 🔲 held	Lin Owner's Rep	resentative's trust acc	count,
Occupant's default in payment of rent, non-sufficient funds (	"NSF") fees o	iay be used as ir other sums di	neasonably necessar ue: (ii) repair damad	y to. (1) cu ie. excludii
ordinary wear and tear, caused by Occupant or Occupant's gi	uests or licens	sees; (iii) clean	the Premises; and (in	/) replace
return personal property or appurtenances. Within three weeks				
Occupant an itemized statement indicating the amount of any disposition, and (iii) withheld pending receipt of utility, phone an				
(2) return any remaining portion of the security deposit to Occup				Dillo, u
. No interest will be paid on the security deposit unless required b	y local ordinar			
If the security deposit is held by Owner, Occupant agrees not				
security deposit is held by Owner's Representative and the sec Owner's Representative's only duty shall be to notify Occupan				
released.	it, in withing, v	Alleie and to Mit	ons the second depo	isit iids ne
CANCELLATION; REFUND: If Occupant cancels or otherwise				
all payments except the reservation fee will be refunded to				
			IISSION to Owner 5 RE	presentan
Agreement after the latest Payment Due Date, Occupant shall and all marketing and preparation costs necessary to ready the				
and all marketing and preparation costs necessary to ready the opyright laws of the United States (Title 17 U.S. Code) forbid the		dedger receipt of a	conv of this page	_
and all marketing and preparation costs necessary to ready the opyright laws of the United States (Title 17 U.S. Code) forbid the portized reproduction of this form, or any portion thereof, by photocopy	ccupant acknow	ledges receipt of a		
and all marketing and preparation costs necessary to ready the	ccupant acknow	rledges receipt of a		ERUAL HOUS 0270 BT UA

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St., Santa Barbara Phone: (805)564-4371 Fax: (805)564-8522 CA 93101 Guy Hamilton



#### **VACATION RENTAL AGREEMENT**

(C.A.R. Form VRA, Revised 4/02)

(Intended for occupancy of 30 days or less)

1. 2.	OCCUPANT: Leigh Zona and Mauricio M PROPERTY: Occupant rents, for vacation purposes only, the	furnished real property a	ind improvements described as:
	Summerland County of	Santa Barbara	, situated in, California, ("Premises").
	The Premises has bedroo	nm(e) and	2.5 bath(s).
3.	ARRIVAL AND DEPARTURE:	6 32	
4.	Arrival: 09/07/2006 (Date) at 3:00 PM (Time) Departure AUTHORIZED USE AND GUESTS: The Premises are for the sole us	e: <u>09/15/2008′</u> (Date) se as a personal vacation res	idence by not more than2
	adults and children. X (If checked) In addition to the O at the Premises:	ccupant identified in paragra	on 1, only the following shall reside
5.	No other guests, visitors or persons are permitted. If the Premises identified in this paragraph, (i) Occupant, Authorized Guests and all cremoved from the Premises; (ii) Occupant is in breach of this Agreen deposit.  PAYMENTS: Occupant agrees to the following payments:  A. The Premises will not be held for Occupant until both the reserved.	are used, in any way, by monthers may be required to imment; and (iii) Occupant forfe	nediately leave the Premises or be its its right to return of any security ement signed by Occupant have
	actually been received. Once paid, the reservation fee is for NONREFUNDABLE.	r services rendered in ente	ering into this Agreement and is
	B. Category	Amount Due	Payment Due Date
	Reservation Fee: n/a	\$	
	Rent (Total Rent is \$2,628 for 8 nights)	\$ 1,314.00	February 13, 2006
	Security Deposit: (Refundable)	\$ 750.00	July 7, 2006
	Cieaning Fee: (Non-Refundable)	\$ 200.00	July 7, 2006
	Other: (Rent Balance)	\$ 1,314.00	July 7, 2006
	Other (Pool Heater if desired (\$200 per week)	\$	
	Transient Occupancy Tax: N/A	\$	
<ol> <li>8.</li> </ol>	Total:  BALANCE DUE; LATE CHARGE: If any amount due is not received or Owner's Representative's sole discretion, either terminate this reservation fee, or impose a late charge of \$ N/A .  SECURITY DEPOSIT:  A. The security deposit will be  transferred to and held by Owner B. All or any portion of the security deposit, upon termination of o Occupant's default in payment of rent, non-sufficient funds ("Nordinary wear and tear, caused by Occupant or Occupant's gue return personal property or appurtenances. Within three weeks a Occupant an itemized statement indicating the amount of any sidisposition, and (iii) withheld pending receipt of utility, phone and (2) return any remaining portion of the security deposit to Occupan (2). No interest will be paid on the security deposit unless required by D. If the security deposit is held by Owner, Occupant agrees not to security deposit is held by Owner, Occupant agrees not to security deposit is held by Owner, Occupant agrees not for security deposit is held by Owner's Representative and the security deposit is held by Owner's Representative and the security released.  CANCELLATION; REFUND: If Occupant cancels or otherwise te all payments except the reservation fee will be refunded to (Agreement after the latest Payment Due Date, Occupant shall be	Agreement and refund to Co; or held in Owner's Replectupancy, may be used as ISF') fees or other sums dests or licensees; (iii) clean after Occupant vacates the lecurity deposit (i) received, Gas for Poont.  I local ordinance. I hold Owner's Representative rity deposit is released to so in writing, where and to whom the compant of Occupant. If Occupant candoccupant.	resentative's trust account. reasonably necessary to: (i) cure ue; (ii) repair damage, excluding the Premises; and (iv) replace or Premises, Owner shall: (1) furnish (ii) withheld and the basis for its I. Heater
T5	and all marketing and preparation costs necessary to ready the Preservight laws of the Helted States (Title 17 J.L.S. Code) forbid the	remises for re-rental.	· · · · · · · · · · · · · · · · · · ·
unat mac Cop ALL	inion or any other means, including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.  In principle of the means including facsimile or computerized formats.	upant acknowledges receipt of a Occupant's Initials (	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
VR/	4-11 REVISED 4/02 (PAGE 1 OF 3)		

VACATION RENTAL AGREEMENT (VRA-11 PAGE 1 OF 3)

GDH Financial Corp. 152 E. Carrillo St., Santa Barbara CA 93101 Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton





Sindaco VR Cover Letter for Rental Agreement doc.d	Microsoft Word 97 - 2003	4 KB	No	25 KB	86%	11/28/2004 8:04 PM
Rosenthal -VR Cover Letter for Rental Agreement do	Microsoft Word 97 - 2003	4 KB	No	25 KB	86%	11/28/2004 8:23 PM
Lizo-Lesher VR Cover Letter for Rental Agreement d	Microsoft Word 97 - 2003	4 KB	No	24 KB	86%	12/6/2004 1:22 PM
Mosbarger VR Cover Letter for Rental Agreement do	Microsoft Word 97 - 2003	4 KB	No	25 KB	38%	1/11/2005 3:36 PM
Hernandez VR Cover Letter for Rental Agreement do	Microsoft Word 97 - 2003	4. KB	Νo	25 KB	87%	3/21/2005 9:52 PM
Ekeler 2) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003	4 KB	No	23 KB	85%	5/10/2005 6:42 PM
Ekeler 1) VR Cover Letter for Rental Agreement doc.d	Microsoft Word 97 - 2003	4 KB	No	25 KB	87%	5/11/2005 11:12 AM
Ekeler Vacation Rental Agreement - 4 02.pdf	PDF Document	53 KB	No	57 KB	7%	5/11/2005 11:26 AM
Gladkov Summerland Vacation Rental_Vacation Re	PDF Document	54 KB	No	57 KB	7%	5/24/2005 4:26 PM
Gladkov 1) VR Cover Letter for Rental Agreement do	Microsoft Word 97 - 2003	3 KB	No	21 KB	87%	5/24/2005 5:03 PM
@ Gladkov 2) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003	4 KB	No	22 KB	84%	5/24/2005 5:04 PM
Gladkov 3) Application to Rent - Rental Screening pdf	PDF Document	55 KB	No	58 KB	6%	5/29/2005 7:37 PM
Walker 3) Summerland Vacation Rental Agreement	PDF Document	54 KB	No	57 KB	7%	6/8/2005 5:25 PM
Walker Vacation Rental Agreement - 4 02.pdf	PDF Document	54 KB	No	57 KB	7%	6/8/2005 5:25 PM
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Thank you,

Guy Hamilton Senior Loan Consultant | NMLS ID# 300950



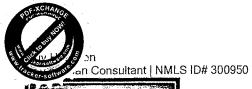


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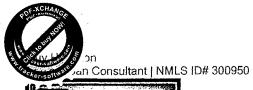
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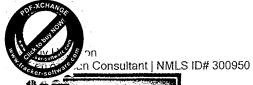


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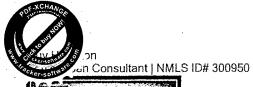
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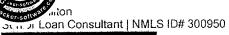
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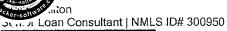






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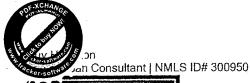
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