

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 Coast. 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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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.¹ 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.

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

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

<u>Season</u>	January – December 2016 Actual Average Rates		2017 STR Rates*	
	<u>Beach Hotels</u>	<u>In Town Hotels</u>	<u>Coastal Zone</u>	<u>In Town</u>
Winter	\$ 218	\$ 175	\$ 145	\$ 154
Spring	\$ 249	\$ 183	NA	NA
Summer	\$ 322	\$ 231	\$ 184	\$ 168
Fall	\$ 270	\$ 207	\$ 159	\$ 153
Annual Average	\$ 265	\$ 199	\$ 163	\$ 156
Percentage difference from Hotels/Motels			- 38%	- 22%

* per room per night

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

Table of Contents

Title Page	1
Executive Summary	2
Table of Contents	4
Introduction	5
Short Term Rental Vacation Price Survey	6
Santa Barbara Lodging Rates	12
Some Additional Comparisons	18
Summary of Findings	19
References	21
Appendix A	22

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 www.HomeAway.com 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>	<u>In Beach Area</u>	<u>In Coastal Zone</u>
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

$$\$524.92 / 2.92 = \$179.77$$

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

Average Price Per Night per Room

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

	<u>Cost per Night</u>	<u>Cost per Room</u>
Summer	\$450	\$169
Fall	\$407	\$153
Winter	\$399	\$150
Average	\$419	\$157

Number in Sample=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

	<u>Cost per Night</u>	<u>Cost per Room</u>
Summer	\$660	\$213
Fall	\$567	\$191
Winter	\$507	\$171
Average	\$578	\$195

Number in 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:

	<u>Cost per Night</u>	<u>Cost per Room</u>
Summer	\$469	\$184
Fall	\$406	\$159
Winter	\$371	\$146
Average	\$415	\$163

Number in Sample=22

Avg # Rooms=2.6

Montecito

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

	<u>Cost per Night</u>	<u>Cost per Room</u>
Summer	\$818	\$248
Fall	\$686	\$208
Winter	\$618	\$187
Average	\$707	\$214

Number in 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:

	<u>Cost per Night</u>	<u>Cost per Room</u>
Summer	\$808	\$235
Fall	\$720	\$210
Winter	\$639	\$186
Average	\$722	\$210

Number in 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.

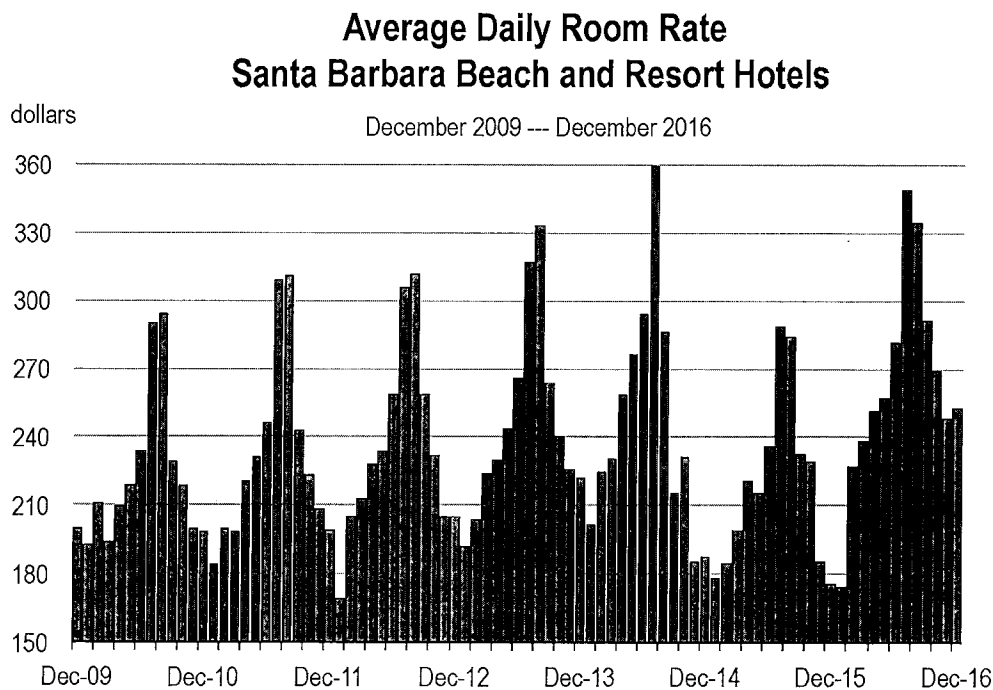
Year around or by season, STR rates per night and per bedroom are less expensive than STR rates in Montecito or Carpinterland / Summeland than in the City of Santa Barbara. There are more STR properties in Santa Barbara and there is more diversity in the type of units for rent.

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.

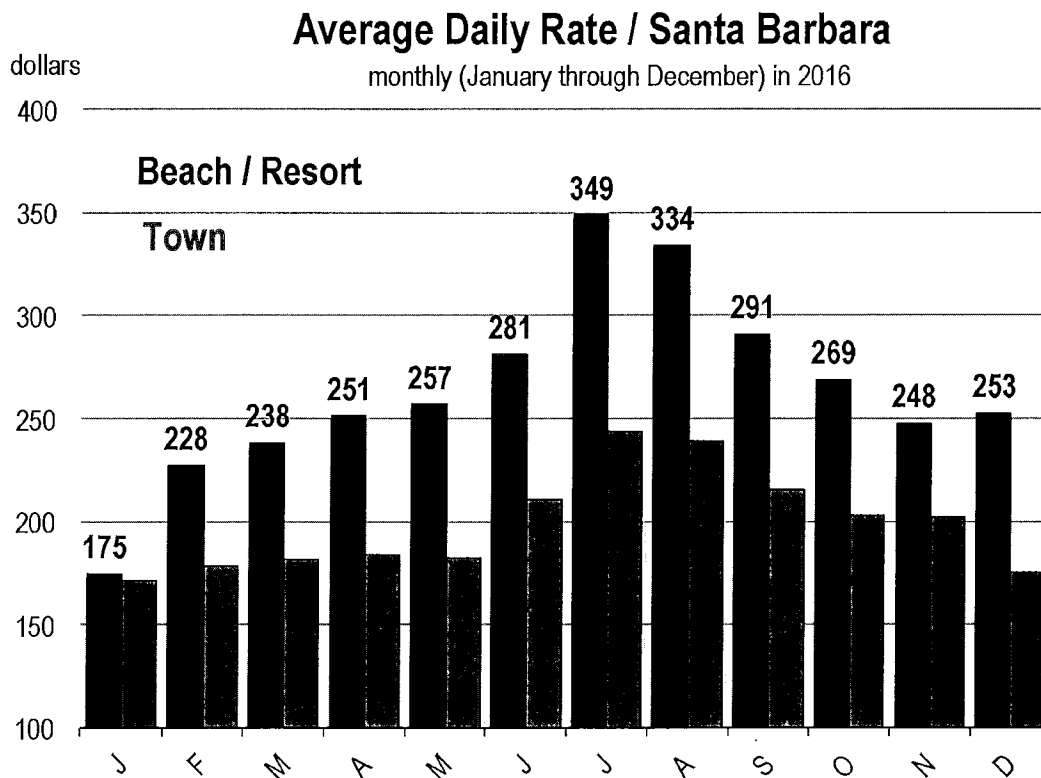
Rates (consistent with the behavior of STR rates over the year) are clearly seasonal, as demonstrated in the following chart.



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.

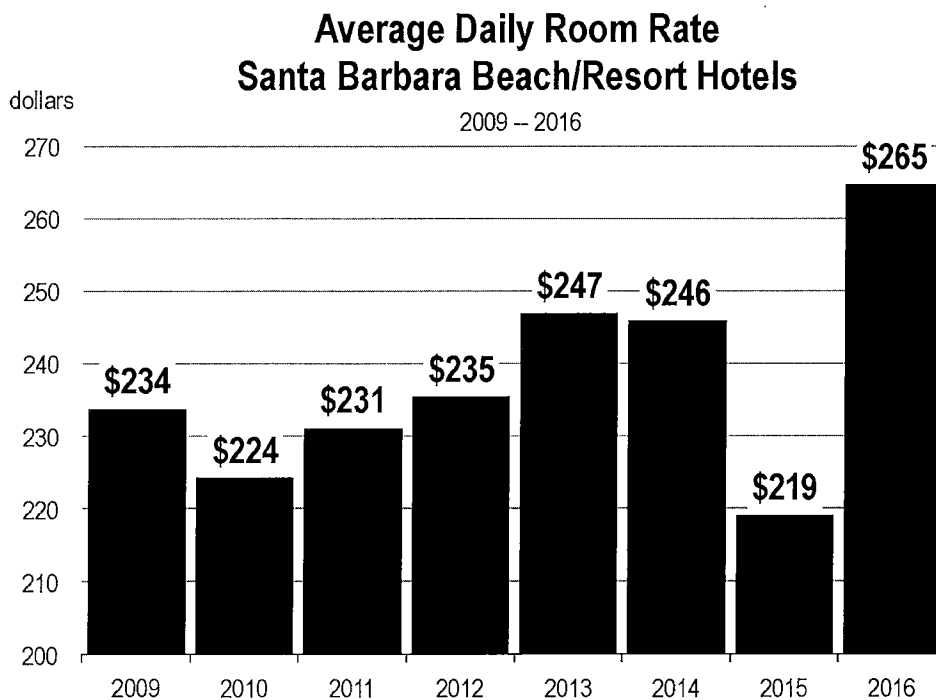
Comparison: Hotels and STRs

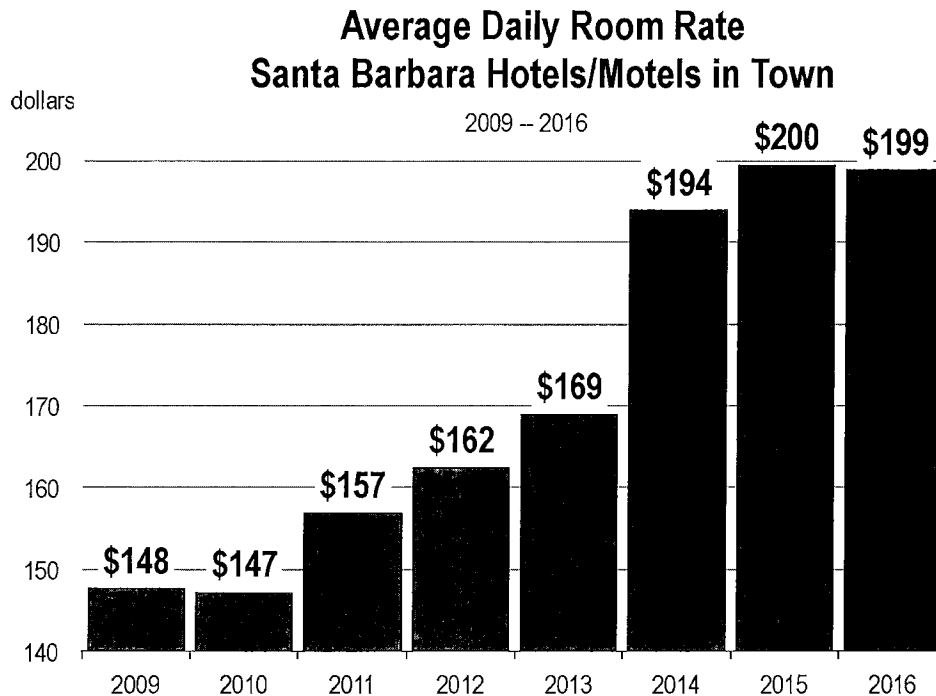
In a short term rental which in Santa Barbara is routinely a detached home, condominium or less frequently, an apartment, guests are able to lodge a family of 4

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.² 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.

² 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*

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

*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

<u>Season</u>	<u>Beach Hotels</u>	<u>In Town Hotels</u>
Winter	\$ 218.32	\$ 175.03
Spring	\$ 248.92	\$ 182.58
Summer	\$ 321.54	\$ 230.97
Fall	\$ 269.52	\$ 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.³ 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 cited by 75 percent of Californians as a problem factor when visiting the coast.⁴

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.⁵

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

⁴ 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/>

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

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.

<u>Season</u>	January – December 2016 Actual Average Rates		2017 STR Rates*	
	<u>Beach Hotels</u>	<u>In Town Hotels</u>	<u>Coastal Zone</u>	<u>In Town</u>
Winter	\$ 218	\$ 175	\$ 145	\$ 154
Spring	\$ 249	\$ 183	NA	NA
Summer	\$ 322	\$ 231	\$ 184	\$ 168
Fall	\$ 270	\$ 207	\$ 159	\$ 153
Annual Average	\$ 265	\$ 199	\$ 163	\$ 156
percentage difference from Hotels/Motels			- 38%	- 22%

NA = not available

* per room per night

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:

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

	<u>For 1 night*</u>	<u>For 7 nights*</u>
Winter	\$165	\$139
Summer	\$199	\$173
Fall	\$175	\$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

<https://www.ioes.ucla.edu/coastal-access/>

Airbnb vs Hotels: A Price Comparison

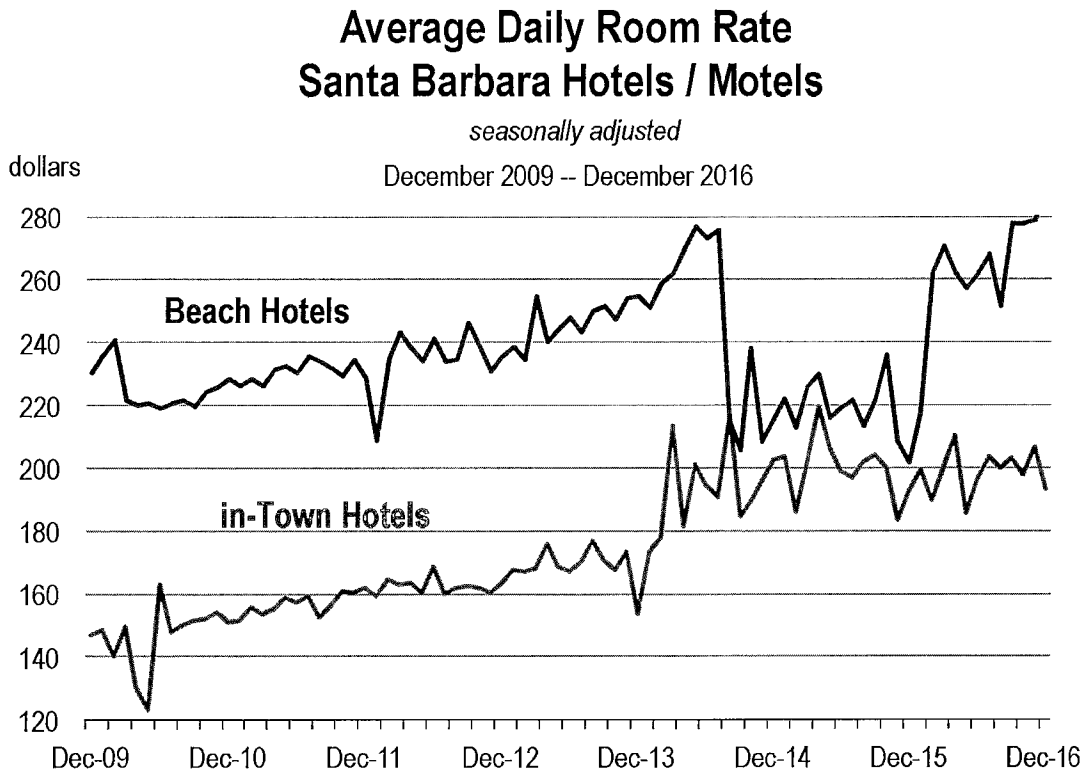
<https://priceonomics.com/hotels/>

Here's where it's cheaper to book an Airbnb over a hotel room

<http://www.businessinsider.com/is-it-cheaper-to-airbnb-or-get-a-hotel-2016-2>

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.



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.



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Brian Allen ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 07/28/2006 (Date) at 3:00 PM (Time) Departure: 08/04/2006 (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 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 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 ☒ 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.

8. 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.

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Occupant acknowledges receipt of a copy of this page.

Occupant's Initials (_____) (_____)



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

Allen Vacation



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)

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

1. **OCCUPANT:** Robert and Ruth Barton ("Occupant") agrees as follows:
 2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. **ARRIVAL AND DEPARTURE:**

Arrival: 10/26/2007 (Date) at 4:00 PM (Time) Departure: 11/02/2007 (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 4 adults and children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: 4 adults include Robert and Ruth Barton and their guests, Anthony and Averil Ballinger ("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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. **Category**

Amount Due

Payment Due Date

Reservation Fee: <u>N/A</u>	\$	
Rent: (Total rent is \$2,300 for 7 nights)	\$	2,300.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: Rent Balance	\$	
Other: (Pool heat if desired - \$250 per week)	\$	
Transient Occupancy Tax:	\$	

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 ☒ 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.

8. **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.

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Occupant's Initials () ()



VRA REVISED 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	



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Jim W. Bennett ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 04/04/2006 (Date) at 3:00 PM (Time) Departure: 04/11/2006 (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 4 adults and 1 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,300)	\$	1,150.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	1,150.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 3,250.00

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 ☒ 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.

8. 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.

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Occupant's Initials (____) (____)



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

Vacation Rental



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Jochum and Elisabeth Bierma ("Occupant") agrees as follows:
 2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. ARRIVAL AND DEPARTURE:

Arrival: 08/04/2007 (Date) at 4:00 PM (Time) Departure: 08/11/2007 (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 2 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Children are Anna and Selma Bierma

("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (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: <u>N/A</u>	\$	

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Bierma Vacatio



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: John and Angelie Blakey ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 08/25/2007 (Date) at 4:00 PM (Time) Departure: 08/31/2007 (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 2 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Children are Chloe and Nathan Blakey ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Blakey Vacatio



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Robin Bulloch and Thomas Coutts ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 09/20/2007 (Date) at 4:00 PM (Time) Departure: 09/27/2007 (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 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total: \$ 3,270.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials () ()



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

Bulloch & Coutt



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Joseph Chen ("Occupant") agrees as follows:
 2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. ARRIVAL AND DEPARTURE:

Arrival: 08/12/2006 (Date) at 3:00 PM (Time) Departure: 08/25/2006 (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 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$6,400 for 14 nights)	\$	3,200.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	3,200.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 7,350.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Chen Vacation



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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Catherine & John Chirikas ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
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:

____ ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,957 for 9 nights)	\$	2,957.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	March 28, 2006
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: N/A	\$	

Total: \$ 3,907.00

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 ☒ 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.

8. 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.

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Occupant's Initials (____) (____)



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

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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Peter and Beverly Clarke ("Occupant") agrees as follows:
 2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. **ARRIVAL AND DEPARTURE:**

Arrival: 03/24/2007 (Date) at 4:00 PM (Time) Departure: 03/31/2007 (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 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

("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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,300 for 7 nights)	\$	2,300.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other:	\$	March 1, 2007
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

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 ☒ 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.

8. **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.

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Occupant's Initials () ()



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
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Clarke Vacatuo



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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Paul and Sarah Dollman ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 07/14/2007 (Date) at 4:00 PM (Time) Departure: 07/21/2007 (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 5 adults and children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at 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. 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: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Bill and Heather Ekeler ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 12/24/2005 (Date) at 3:00 PM (Time) Departure: 12/31/2005 (Date) at 12:00 PM (Time).
4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 4 adults and 2-3 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Steve and Gretchen Willey ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>50% Deposit</u>	\$ <u>1,250.00</u>	<u>May 18, 2005</u>
Rent: <u>Balance</u>	\$ <u>1,250.00</u>	<u>October 24, 2005</u>
Security Deposit: <u>(Refundable)</u>	\$ <u>750.00</u>	<u>October 24, 2005</u>
Cleaning Fee: <u>(Non Refundable)</u>	\$ <u>195.00</u>	<u>October 24, 2005</u>
Other: <u>Pool Heater if desired</u>	\$	
Other:	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 3,445.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

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CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Tammy Figueroa ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 09/01/2007 (Date) at 4:00 PM (Time) Departure: 09/08/2007 (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 1 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$ 1,600.00	April 26, 2007
Security Deposit: (Refundable)	\$ 750.00	July 1, 2007
Cleaning Fee: (Non-Refundable)	\$ 220.00	July 1, 2007
Other: (Rent Balance)	\$ 1,600.00	July 1, 2007
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 4,170.00

- 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 \$ N/A.

- SECURITY DEPOSIT:**

- The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
- 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.
- 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 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.

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Occupant's Initials (____) (____)



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

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

Figueroa Vacat



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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Howard and Elizabeth Fisher ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 03/27/2006 (Date) at 3:00 PM (Time) Departure: 04/03/2006 (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 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total: \$ 3,250.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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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

Fisher 2) Vac



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Alex and Catherine Gladkov ("Occupant") agrees as follows:
 2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. ARRIVAL AND DEPARTURE:

Arrival: 06/18/2005 (Date) at 3:00 PM (Time) Departure: 06/25/2005 (Date) at 12:00 PM (Time).

4. AUTHORIZED USE AND GUESTS: The Premises are for the sole use as a personal vacation residence by not more than 4 adults and 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Larisa and Vitaliy Zhdanov

("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	<u>May 31, 2005</u>
Rent <u>all due as arrival is within 60 days</u>	\$ <u>2,900.00</u>	<u>May 31, 2005</u>
Security Deposit: <u>(Refundable)</u>	\$ <u>750.00</u>	<u>May 31, 2005</u>
Cleaning Fee: <u>(Non Refundable)</u>	\$ <u>195.00</u>	<u>May 31, 2005</u>
Other: <u>Pool Heater if desired (\$120 per wk)</u>	\$	<u>May 31, 2005</u>
Other: <u>N/A</u>	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 3,845.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Summerland Vac



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Melanie and Andrew Harrison ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 07/07/2007 (Date) at 4:00 PM (Time) Departure: 07/14/2007 (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 4 adults and 0 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Occupancy includes 2 teenagers

(Occupancy includes 2 teenagers) ("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: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00 January 15, 2007
Security Deposit: (Refundable)	\$	750.00 May 7, 2007
Cleaning Fee: (Non-Refundable)	\$	220.00 May 7, 2007
Other: (Rent Balance)	\$	1,600.00 May 7, 2007
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 4,170.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials () ()



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

Harrison Vacat



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Colin and Linda Holmes ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 8/18/07 (Date) at 4:00 PM (Time) Departure: 08/25/2007 (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 2 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

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 ☒ 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.

8. 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.

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Occupant's Initials (_____) (_____)



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)564-8322 Guy Hamilton

Holmes Vacations



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Kenneth and Carol Hopper ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2551 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 10/22/06 (Date) at 3:00 PM (Time) Departure: 10/29/2006 (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 6 adults and 1 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,300 for 7 nights)	\$	1,150.00 May 15, 2006
Security Deposit: (Refundable)	\$	750.00 August 22, 2006
Cleaning Fee: (Non-Refundable)	\$	200.00 August 22, 2006
Other: (Rent Balance)	\$	1,150.00 July 7, 2006
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 3,250.00

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 ☒ 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.
8. **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.

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Occupant's Initials (_____) (_____)



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

Hopper Vacation



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Marjorie Kovancik ("Occupant") agrees as follows:
 2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. **ARRIVAL AND DEPARTURE:**

Arrival: 08/04/2006 (Date) at 3:00 PM (Time) Departure: 08/11/2006 (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 6 adults and n/a children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: 5 guests of the occupant visiting for a wedding

("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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. **Category**

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 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 ☒ 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.

8. **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.

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Occupant's Initials () ()



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

Vacation Rentals



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)

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

1. OCCUPANT: Lance Ignon ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 11/21/2007 (Date) at 4:00 PM (Time) Departure: 11/28/2007 (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 4 adults and 2 children. ☒ (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

(“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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>N/A</u>	\$	
Rent: (Total rent is \$3,200 for 7 nights)	\$	3,200.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: Rent Balance	\$	
Other: (Pool heat if desired - \$250 per week)	\$	
Transient Occupancy Tax:	\$	

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



VRA REVISED 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	



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Bob Jefferis ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 08/11/2006 (Date) at 3:00 PM (Time) Departure: 08/18/2006 (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 6 adults and children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total: \$ 4,150.00

- 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 \$ N/A.

- SECURITY DEPOSIT:**

- The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
- 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.
- 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 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.

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Occupant's Initials () ()



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)564-5522 Guy Hamilton

Vacation Rentals



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Tim Jensen, Dale Johnson and Jim Hague ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 01/21/2007 (Date) at 4:00 PM (Time) Departure: 01/26/2007 (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 3 adults and 0 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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: <u>n/a</u>	\$	
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
Other: (Rent Balance)	\$	December 1, 2006
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 2,970.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials () ()



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

Jensen 07 Vac



CALIFORNIA
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OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: John Lesher and Christina Liao ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 07/01/2006 (Date) at 3:00 PM (Time) Departure: 07/28/2006 (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 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <i>N/A</i>	\$	
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: <i>N/A</i>	\$	

Total: \$ 14,000.00

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 ☒ 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.
8. 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.

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Occupant's initials (_____) (_____)



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

Lesher-Liao Va



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Liam Madden and Nancy Gallo ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 06/23/2007 (Date) at 4:00 PM (Time) Departure: 06/29/2007 (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 4 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total:

\$ 3,712.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Madden Vacatio



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Soichiro Matsumoto ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 12/18/06 (Date) at 4:00 PM (Time) Departure: 12/27/2006 (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 1 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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 \$3,857 for 9 nights)	\$	1,928.50 August 10, 2006
Security Deposit: (Refundable)	\$	750.00 October 18, 2006
Cleaning Fee: (Non-Refundable)	\$	200.00 October 18, 2006
Other: (Rent Balance)	\$	1,928.50 October 18, 2006
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: N/A	\$	

Total:

\$ 4,807.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials (_____) (_____)



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

Matsumoto Vaca



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Lloyd Michener, MD ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 12/22/2007 (Date) at 4:00 PM (Time) Departure: 12/29/2007 (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 4 adults and _____ children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00 August 1, 2007
Security Deposit: (Refundable)	\$	750.00 October 22, 2007
Cleaning Fee: (Non-Refundable)	\$	220.00 October 22, 2007
Other: (Rent Balance)	\$	1,600.00 October 22, 2007
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

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 ☒ 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.
8. 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.

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Occupant's Initials (_____) (_____)



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

Michener Vacat



CALIFORNIA
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OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Mark Miller ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 04/28/2006 (Date) at 3:00 PM (Time) Departure: 05/07/2006 (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 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the 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 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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,957 for 9 nights)	\$	2,957.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	April 19, 2006
Other: (Pool Heater if desired (\$250 per week))	\$	250.00
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 4,157.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Miller - Ernst



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)

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

1. OCCUPANT: Jose and Gloria Morales ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 09/08/2007 (Date) at 4:00 PM (Time) Departure: 09/15/2007 (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 2 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>N/A</u>	\$	
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)	\$	220.00 August 23, 2007
Other: Rent Balance	\$	
Other: (Pool heat if desired - \$250 per week)	\$	
Transient Occupancy Tax:	\$	

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



VRA REVISED 1/06 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA PAGE 1 OF 3)

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



CALIFORNIA
ASSOCIATION
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VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)

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

1. **OCCUPANT:** Richard & Lesley Morden + David Martin & Tanya Jorgenson ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
538 So. Indian Trail, situated in
Palm Springs, County of Riverside, California ("Premises").
The Premises has 4 bedroom(s) and 3 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 04/15/2006 (Date) at 3:00 PM (Time) Departure: 04/22/2006 (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 4 adults and 3 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category Amount Due Payment Due Date

Reservation Fee: <i>N/A</i>	\$	
Rent: <i>(Total Rent is \$2,995)</i>	\$	2,995.00 March 1, 2006
Security Deposit: <i>(Refundable)</i>	\$	750.00 March 1, 2006
Cleaning Fee: <i>(Non-Refundable)</i>	\$	220.00 March 1, 2006
Other:	\$	
Other: <i>(Pool Heater if desired (\$250 per week))</i>	\$	
Transient Occupancy Tax:	\$	

Total: \$ 3,965.00

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 \$ _____.
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.
8. **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.

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Occupant's Initials (_____) (_____)



VRA REVISED 1/06 (PAGE 1 OF 3)

VACATION RENTAL AGREEMENT (VRA PAGE 1 OF 3)

Agent: Guy 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	



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Maureen Nuccio ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 06/14/2006 (Date) at 3:00 PM (Time) Departure: 06/21/2006 (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 6 adults and 0 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category	Amount Due	Payment Due Date
Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total: \$ 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 ☒ 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.
8. **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.

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Occupant's Initials () ()



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

Vacation Rental



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Martin & Julie Pearson ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).

3. ARRIVAL AND DEPARTURE:

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. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: 2 Pearson children, Dorian Silver, Catherine Melior and Tom & Katia Silver

(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 services rendered in entering into this Agreement and is NONREFUNDABLE.

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: N/A	\$	

Total: \$ 3,550.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Pearson Vacat



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Richard and Carol Perrotti ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 06/29/2007 (Date) at 4:00 PM (Time) Departure: 07/06/2007 (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 6 adults and children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Richard and Carol Perrotti and their 4 guests ("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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

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 ☒ 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.

8. **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.

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Occupant's Initials () ()



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

Perrotti Vacat



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** David and Laurie Pike ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 08/26/2006 (Date) at 3:00 PM (Time) Departure: 09/02/2006 (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 3 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 4,150.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials () ()



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

Pike Vacation



CALIFORNIA
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OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Gordon and Marcia Rosental ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 03/04/2006 (Date) at 3:00 PM (Time) Departure: 04/01/2006 (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 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Guests of tenant

____ ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>N/A</u>	\$	
Rent: (Total Rent is \$6,500)	\$	3,250.00 November 7, 2005
Security Deposit: (Refundable)	\$	750.00 January 4, 2006
Cleaning Fee: (Non-Refundable)	\$	200.00 January 4, 2006
Other: (Rent Balance)	\$	3,250.00 January 4, 2006
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 7,450.00

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 ☒ 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.

8. 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.

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Occupant's Initials () ()



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

Rosenthal Vaca



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)

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

1. OCCUPANT: Wayne Ross ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 10/14/2007 (Date) at 4:00 PM (Time) Departure: 10/21/2007 (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 4 adults and 3 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Jennifer Ross, Mike and Jennifer Vanoli and their 3 children

(Jennifer Ross, Mike and Jennifer Vanoli and their 3 children) ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

	Amount Due	Payment Due Date
Reservation Fee: <u>N/A</u>	\$	
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	\$	
Other: (Pool heat if desired - \$250 per week)	\$ 250.00	October 5, 2007
Transient Occupancy Tax:	\$	

Total: \$ 3,520.00

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 ☒ 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.

8. 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.

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Occupant's initials () ()



VRA REVISED 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	



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Bill and Sally Russ ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 9/2/06 (Date) at 4:00 PM (Time) Departure: 09/07/2006 (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 3 adults and 1 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Son may stay over.

("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,285 for 5 nights)	\$	2,285.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rental balance)	\$	August 1, 2006
Other: (Pool Heater if desired \$200)	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 3,235.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Russ Vacation



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Christopher and Karen Saunsbury ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 08/11/2007 (Date) at 4:00 PM (Time) Departure: 08/18/2007 (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 at the Premises: Emma and Tom Saunsbury

("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: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 4,170.00

- 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 \$ N/A.

- SECURITY DEPOSIT:**

- The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
- 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.
- 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 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.

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Occupant's Initials () ()



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

Saunsbury Vaca



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Frances and Lawrence Schenck ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 9/21/06 (Date) at 3:00 PM (Time) Departure: 09/28/2006 (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 1 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: 2-4 guests of the tenants

(“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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total: \$ 3,250.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Schenck Vacat



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Michael and Marion Schoening ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 05/27/2006 (Date) at 3:00 PM (Time) Departure: 06/06/2006 (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 4 adults and 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <i>n/a</i>	\$	
Rent: <i>(Total Rent is \$4,571 for 10 nights)</i>	\$	4,571.00
Security Deposit: <i>(Refundable)</i>	\$	750.00
Cleaning Fee: <i>(Non-Refundable)</i>	\$	200.00
Other:	\$	May 1, 2006
Other: <i>(Pool Heat @ \$250 per week is included)</i>	\$	
Transient Occupancy Tax: <i>N/A</i>	\$	

Total: \$ 5,521.00

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 ☒ 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.

8. 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.

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Occupant acknowledges receipt of a copy of this page.

Occupant's Initials (_____) (_____)



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

Schoening Vaca



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Dr. Christopher Smith and Lisa Smith ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 09/29/2006 (Date) at 3:00 PM (Time) Departure: 10/08/2006 (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 3 adults and 3 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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: <u>N/A</u>	\$	

Total:

\$ 3,906.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Smith Vacation



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Tim and Amy Sullivan ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 04/15/2006 (Date) at 3:00 PM (Time) Departure: 04/22/2006 (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 4 adults and 2 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. **Category**

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
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 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 3,250.00

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 ☒ 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.

8. **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.

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Occupant's Initials () ()



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

Vacation Rental



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Daniel P. Tkach Jr. and Trish Tkach ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 04/07/2007 (Date) at 4:00 PM (Time) Departure: 04/14/2007 (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 5 adults and 0 children. ☒ (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 guests

____ ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

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 ☒ 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.

8. 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.

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Occupant's Initials (____) (____)



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)664-4371 Fax: (805)664-8522 Guy Hamilton

Tkach Vacation



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Paul van Overloop ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 07/26/2007 (Date) at 4:00 PM (Time) Departure: 08/04/2007 (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 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: <u>n/a</u>	\$	<u>January 16, 2007</u>
Rent: (Total Rent is \$4,114 for 9 nights)	\$ <u>2,057.00</u>	<u>January 16, 2007</u>
Security Deposit: (Refundable)	\$ <u>750.00</u>	<u>May 26, 2007</u>
Cleaning Fee: (Non-Refundable)	\$ <u>220.00</u>	<u>May 26, 2007</u>
Other: (Rent Balance)	\$ <u>2,057.00</u>	<u>May 26, 2007</u>
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 5,084.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials (_____) (_____)



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

van Overloop V



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

- OCCUPANT:** Luis and Constance Viveros ("Occupant") agrees as follows:
- PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
- ARRIVAL AND DEPARTURE:**
Arrival: 6/15/07 (Date) at 4:00 PM (Time) Departure: 06/22/2007 (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: _____ ("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: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total:

\$ 4,170.00

- 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 \$ N/A.
- SECURITY DEPOSIT:**
 - The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
 - 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.
 - 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 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.

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Occupant's Initials (_____) (_____)



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)564-8322 Guy Hamilton

Viveros Vacat



CALIFORNIA
ASSOCIATION
OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Howard and Rosalind Walker ("Occupant") agrees as follows:
 2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
 The Premises has 3 bedroom(s) and 2.5 bath(s).

3. **ARRIVAL AND DEPARTURE:**

Arrival: 10/07/2005 (Date) at 3:00 PM (Time) Departure: 10/14/2005 (Date) at 12:00 PM (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 n/a children. ☒ (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

("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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. **Category**

Amount Due

Payment Due Date

Reservation Fee: 50% Deposit with reservation	\$ <u>1,250.00</u>	<u>June 15, 2005</u>
Rent: Balance	\$ <u>1,250.00</u>	<u>August 7, 2005</u>
Security Deposit: (Refundable)	\$ <u>750.00</u>	<u>August 7, 2005</u>
Cleaning Fee: (Non Refundable)	\$ <u>195.00</u>	<u>August 7, 2005</u>
Other: Pool Heater if desired (\$120 per wk)	\$	<u>August 7, 2005</u>
Other: N/A	\$	
Transient Occupancy Tax: 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 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.

8. **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.

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Occupant acknowledges receipt of a copy of this page.

Occupant's Initials (_____) (_____)



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

Walker Summerland



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Brett Wallen ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 10/08/2006 (Date) at 3:00 PM (Time) Departure: 10/15/2006 (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 1 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: Parents, Brother and his Wife ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,300 for 7 nights)	\$	1,150.00 April 11, 2006
Security Deposit: (Refundable)	\$	750.00 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: <u>N/A</u>	\$	

Total: \$ 3,250.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Wallen Vacatio



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. **OCCUPANT:** Dana and Guenther Weinkopf ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. **ARRIVAL AND DEPARTURE:**
Arrival: 02/15/2007 (Date) at 4:00 PM (Time) Departure: 02/21/2007 (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 2 adults and 2 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,100 for 6 nights)	\$	2,100.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	220.00
Other: (Rent Balance)	\$	January 16, 2007
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 3,070.00

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 ☒ 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.
8. **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.

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Occupant's Initials (_____) (_____)



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

Weinkopf Vacat



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Paula and Jim Westhoff ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 09/28/2007 (Date) at 4:00 PM (Time) Departure: 10/05/2007 (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 2 adults and 0 children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside 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.

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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category Amount Due Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,300 for 7 nights)	\$	1,150.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	175.00
Other: (Rent Balance)	\$	1,150.00
Other: (Pool Heater if desired (\$250 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 3,225.00

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 ☒ 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.
8. 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.

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Occupant's Initials () ()



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

Westhoff Vacat



CALIFORNIA
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OF REALTORS®

VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Charles and Yvonne Winward ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 06/24/2006 (Date) at 3:00 PM (Time) Departure: 07/01/2006 (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 1 children. ☒ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: James and Lucie Chien

____ ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$3,200 for 7 nights)	\$	1,600.00
Security Deposit: (Refundable)	\$	750.00
Cleaning Fee: (Non-Refundable)	\$	200.00
Other: (Rent Balance)	\$	1,600.00
Other: (Pool Heater if desired (\$200 per week))	\$	
Transient Occupancy Tax: <u>N/A</u>	\$	

Total: \$ 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 ☒ 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.

8. 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.

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Occupant's initials (____) (____)



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

Winward Vacats



CALIFORNIA
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VACATION RENTAL AGREEMENT

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

(Intended for occupancy of 30 days or less)

1. OCCUPANT: Leigh Zona and Mauricio Millares ("Occupant") agrees as follows:
2. PROPERTY: Occupant rents, for vacation purposes only, the furnished real property and improvements described as:
2561 Golden Gate Ave., situated in
Summerland, County of Santa Barbara, California, ("Premises").
The Premises has 3 bedroom(s) and 2.5 bath(s).
3. ARRIVAL AND DEPARTURE:
Arrival: 09/07/2006 (Date) at 3:00 PM (Time) Departure: 09/15/2006 (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: _____ ("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 services rendered in entering into this Agreement and is NONREFUNDABLE.

B. Category

Amount Due

Payment Due Date

Reservation Fee: <u>n/a</u>	\$	
Rent: (Total Rent is \$2,628 for 8 nights)	\$	1,314.00 February 13, 2006
Security Deposit: (Refundable)	\$	750.00 July 7, 2006
Cleaning 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: <u>N/A</u>	\$	

Total: \$ 3,578.00

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 ☒ 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.

8. 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.

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Occupant's Initials (_____) (_____)



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

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

GDH Financial Corp. 132 E. Carrillo St., Santa Barbara CA 93101
Phone: (805)564-4371 Fax: (805)564-8522 Guy Hamilton

Vacation Rental



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History Part 1



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
Liao-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	88%	1/11/2005 3:36 PM
Hernandez VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	4 KB	No	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
Walker 4) Application to Rent Screening Fee - 4 03.pdf	PDF Document	55 KB	No	58 KB	6%	6/8/2005 5:47 PM
Walker 2) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	6/8/2005 5:54 PM
Walker 1) VR Cover Letter for Rental Agreement doc....	Microsoft Word 97 - 2003 ...	4 KB	No	26 KB	87%	6/8/2005 9:31 PM
Lesher - Liao (2) Vacation Rental Agreement - Golde...	PDF Document	54 KB	No	57 KB	7%	8/7/2005 4:20 PM
Lesher - Liao (1) VR Cover Letter for Rental Agree...	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	87%	8/7/2005 5:20 PM
Lesher - Liao (3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	8/7/2005 5:21 PM
Lesher - Summerland SECURITY DEPOSIT REFUND F...	Microsoft Word 97 - 2003 ...	4 KB	No	25 KB	87%	8/10/2005 5:38 PM
White Summerland SECURITY DEPOSIT REFUND FO...	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	86%	8/25/2005 12:49 PM
Hogg - Summerland SECURITY DEPOSIT REFUND F...	Microsoft Word 97 - 2003 ...	3 KB	No	20 KB	86%	9/1/2005 5:15 PM

Thank you,

Guy Hamilton
Senior Loan Consultant | NMLS ID# 300950



801 Garden St. Suite 200 | Santa Barbara, CA. 93101

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History Part 2



Name	Type	Compressed size	Password ...	Size	Ratio	Date modified
Pearson (2) Vacation Rental Agreement - Golden Ga...	PDF Document	54 KB	No	57 KB	7%	9/26/2005 5:21 PM
Pearson (4) Application to Rent - Rental Screening _ ...	PDF Document	55 KB	No	58 KB	6%	9/26/2005 5:28 PM
Pearson (1) VR Cover Letter for Rental Agreement d...	Microsoft Word 97 - 2003 ...	4 KB	No	26 KB	87%	9/26/2005 5:36 PM
Pearson (3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	9/26/2005 5:40 PM
Walker Summerland SECURITY DEPOSIT REFUND FO...	Microsoft Word 97 - 2003 ...	3 KB	No	20 KB	86%	10/24/2005 6:04 PM
Rosenthal 2) Vacation Rental Agreement - Golden G...	PDF Document	54 KB	No	57 KB	7%	10/31/2005 1:56 PM
Rosenthal 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	10/31/2005 2:07 PM
Hovancik 2) Vacation Rental Agreement - Golden Ga...	PDF Document	25 KB	No	28 KB	14%	12/5/2005 9:43 PM
Hovancik 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	26 KB	14%	12/5/2005 9:52 PM
Hovancik 1) VR Cover Letter for Rental Agreement.doc	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	12/5/2005 9:59 PM
Hovancik 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	12/5/2005 10:02 PM
Bennett 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	1/9/2006 3:33 PM
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Bennett 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	1/9/2006 3:44 PM
Bennett 2) Vacation Rental Agreement - Golden Gate...	PDF Document	25 KB	No	28 KB	14%	1/9/2006 3:48 PM
Nuccio 2) Vacation Rental Agreement - Golden Gate...	PDF Document	25 KB	No	28 KB	14%	1/11/2006 1:17 PM
Nuccio 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	1/11/2006 3:04 PM
Nuccio 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	1/11/2006 3:07 PM
Nuccio 1) Cover Letter for Rental Agreement doc.doc	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	87%	1/11/2006 3:10 PM
Jensen 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	1/30/2006 3:05 PM
Jensen 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	1/30/2006 3:06 PM
Sullivan 2) Vacation Rental Agreement - Golden Gate...	PDF Document	25 KB	No	28 KB	14%	2/6/2006 1:38 PM
Sullivan 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	2/6/2006 1:47 PM
Sullivan 1) VR Cover Letter for Rental Agreement doc...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	2/6/2006 1:54 PM
Sullivan 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	2/6/2006 1:55 PM

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History Part 3



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Jefferis 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	2/6/2006 2:20 PM
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Jefferis 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	2/6/2006 2:52 PM
Zona 2) Vacation Rental Agreement - Golden Gate _ ...	PDF Document	25 KB	No	28 KB	14%	2/8/2006 3:56 PM
Zona 4) Application to Rent - Rental Screening _ App...	PDF Document	23 KB	No	27 KB	14%	2/8/2006 4:03 PM
Zona 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	2/8/2006 4:09 PM
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Fisher 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	2/13/2006 10:24 PM
Fisher 4) Application to Rent - Rental Screening _ Ap...	PDF Document	23 KB	No	27 KB	14%	2/13/2006 10:26 PM
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Morden 4) Casa Bonita - Rental Application _ Applic...	PDF Document	23 KB	No	26 KB	14%	2/26/2006 10:05 PM
Morden 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	2/26/2006 10:17 PM
Morden 1) VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	2/26/2006 10:18 PM
Chen 2) Vacation Rental Agreement - Golden Gate _ ...	PDF Document	25 KB	No	28 KB	14%	3/2/2006 4:36 PM
Chen 4) Application to Rent - Rental Screening _ Ap...	PDF Document	23 KB	No	27 KB	14%	3/2/2006 4:37 PM
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Chen 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	3/2/2006 4:41 PM
Winward 1) VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	3/5/2006 10:07 PM
Winward 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	3/5/2006 10:08 PM
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Winward 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	3/5/2006 10:13 PM

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Chirikas 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	3/22/2006 9:48 PM
Chirikas 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	3/22/2006 9:51 PM
Chirikas 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	3/22/2006 9:53 PM
Allen 1) VR Cover Letter for Rental Agreement doc.doc	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	87%	3/23/2006 12:00 PM
Allen 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	3/23/2006 12:00 PM
Allen 2) Vacation Rental Agreement - Golden Gate _ ...	PDF Document	25 KB	No	28 KB	14%	3/23/2006 12:02 PM
Allen 4) Application to Rent - Rental Screening _ App...	PDF Document	23 KB	No	27 KB	14%	3/23/2006 12:03 PM
Pike 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	3/28/2006 2:06 PM
Pike 1) VR Cover Letter for Rental Agreement doc.doc	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	3/28/2006 2:15 PM
Pike 4) Application to Rent - Rental Screening _ Appl...	PDF Document	23 KB	No	27 KB	14%	3/28/2006 2:15 PM
Pike 2) Vacation Rental Agreement - Golden Gate _ V...	PDF Document	25 KB	No	28 KB	14%	3/28/2006 2:17 PM
Wallen 1) VR Cover Letter for Rental Agreement doc....	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	87%	4/4/2006 11:22 PM
Wallen 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	4/4/2006 11:23 PM
Wallen 2) Vacation Rental Agreement - Golden Gate...	PDF Document	25 KB	No	28 KB	14%	4/4/2006 11:24 PM
Wallen 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	4/4/2006 11:26 PM
Miller - Ernst 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	4/16/2006 10:37 PM
Miller - Ernst 4) Application to Rent - Rental Screenin...	PDF Document	23 KB	No	27 KB	14%	4/16/2006 10:38 PM
Miller - Ernst 2) Vacation Rental Agreement - Golden...	PDF Document	25 KB	No	28 KB	14%	4/16/2006 10:39 PM
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Schoening 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	4/25/2006 1:08 PM
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Schoening 4) Application to Rent - Rental Screening ...	PDF Document	23 KB	No	27 KB	14%	4/25/2006 1:11 PM

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History Part 5

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Smith 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	4/27/2006 4:55 P
Smith 4) Application to Rent - Rental Screening _ Ap...	PDF Document	23 KB	No	27 KB	14%	4/27/2006 4:57 P
Smith 2) Vacation Rental Agreement - Golden Gate _...	PDF Document	25 KB	No	28 KB	14%	4/27/2006 4:58 P
Hopper 1) VR Cover Letter for Rental Agreement doc...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	5/9/2006 4:59 PM
Hopper 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	5/9/2006 5:00 PM
Hopper 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	5/9/2006 5:01 PM
Hopper 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	5/9/2006 5:02 PM
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Schenck 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	5/23/2006 12:06
Schenck 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	5/23/2006 12:08
Schenck 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	5/23/2006 12:10
Russ 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	7/26/2006 2:33 P
Russ 1) VR Cover Letter for Rental Agreement doc.doc	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	86%	7/26/2006 2:44 P
Russ 2) Vacation Rental Agreement - Golden Gate _ ...	PDF Document	25 KB	No	28 KB	14%	7/26/2006 2:54 P
Russ 4) Application to Rent - Rental Screening _ Appl...	PDF Document	23 KB	No	27 KB	14%	7/26/2006 2:56 P
Matsumoto 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	84%	8/4/2006 1:04 PM
Matsumoto 2) Vacation Rental Agreement - Golden ...	PDF Document	25 KB	No	28 KB	14%	8/7/2006 3:43 PM
Matsumoto 4) Application to Rent - Rental Screenin...	PDF Document	23 KB	No	27 KB	14%	8/7/2006 3:45 PM
Matsumoto 1) VR Cover Letter for Rental Agreement...	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	86%	8/7/2006 3:46 PM
Rosenthal 3) 07' Vacation Rental Agreement - Golde...	PDF Document	25 KB	No	28 KB	14%	8/14/2006 4:51 P
Rosenthal 2) 06' Vacation Rental Agreement - Golde...	PDF Document	25 KB	No	28 KB	14%	8/14/2006 4:57 P
Rosenthal 4) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	23 KB	84%	8/14/2006 5:08 P
Rosenthal 1) VR Cover Letter for Rental Agreement d...	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	86%	8/14/2006 6:04 P

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Holmes 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	10/11/2006 12:56
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Chen 2) SECURITY DEPOSIT REFUND FORM.doc	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	85%	10/16/2006 5:36 P
Viveros 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	5 KB	No	27 KB	85%	10/23/2006 9:48 P
Viveros 1) VR Cover Letter for Rental Agreement doc...	Microsoft Word 97 - 2003 ...	4 KB	No	27 KB	87%	10/23/2006 9:51 P
Viveros 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	10/23/2006 9:55 P
Viveros 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	10/23/2006 9:59 P
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Tkach 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	27 KB	85%	10/31/2006 9:41 P
Tkach 1) VR Cover Letter for Rental Agreement doc....	Microsoft Word 97 - 2003 ...	4 KB	No	27 KB	87%	10/31/2006 9:46 P
Tkach 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	10/31/2006 9:50 P
Tkach 4) Application to Rent - Rental Screening _ Ap...	PDF Document	23 KB	No	27 KB	14%	10/31/2006 9:53 P
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Jeneson 1) VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	4 KB	No	23 KB	85%	11/26/2006 4:19 P
Jeneson 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	11/26/2006 4:22 P
Saunsbury 2) Vacation Rental Agreement - Golden G...	PDF Document	25 KB	No	28 KB	14%	11/28/2006 9:34 P
Saunsbury 4) Application to Rent - Rental Screening ...	PDF Document	23 KB	No	27 KB	14%	11/28/2006 9:36 P
Saunsbury 1) VR Cover Letter for Rental Agreement ...	Microsoft Word 97 - 2003 ...	4 KB	No	27 KB	87%	11/28/2006 9:43 P
Saunsbury 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	5 KB	No	27 KB	85%	11/28/2006 9:44 P
Harrison 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	1/8/2007 4:44 PM
Harrison 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	1/8/2007 4:45 PM
Harrison 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	1/8/2007 4:48 PM
Harrison 1) VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	1/8/2007 4:54 PM



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van Overloop 1) VR Cover Letter for Rental Agree...	Microsoft Word 97 - 2003 ...	4 KB	No	22 KB	87%	1/10/2007 2:22 PM
van Overloop 2) Vacation Rental Agreement - Golde...	PDF Document	25 KB	No	28 KB	14%	1/10/2007 2:25 PM
van Overloop 4) Application to Rent - Rental Screeni...	PDF Document	23 KB	No	27 KB	14%	1/10/2007 2:27 PM
van Overloop signed agreements.pdf	PDF Document	1,469 KB	No	1,797 KB	19%	1/11/2007 8:59 AM
Weinkopf 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	1/11/2007 4:26 PM
Weinkopf 2) Vacation Rental Agreement - Golden G...	PDF Document	25 KB	No	28 KB	14%	1/11/2007 4:27 PM
Weinkopf 4) Application to Rent - Rental Screening ...	PDF Document	23 KB	No	27 KB	14%	1/11/2007 4:29 PM
Weinkopf 1) VR Cover Letter for Rental Agreement d...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	1/11/2007 4:35 PM
Westhoff 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	1/24/2007 6:59 PM
Westhoff 2) Vacation Rental Agreement - Golden Ga...	PDF Document	25 KB	No	28 KB	14%	1/25/2007 2:11 PM
Westhoff 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	1/25/2007 2:15 PM
Westhoff 1) VR Cover Letter for Rental Agreement d...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	1/25/2007 2:18 PM
Dollman 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	2/1/2007 7:31 PM
Dollman 1) VR Cover Letter for Rental Agreement do...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	2/1/2007 7:35 PM
Dollman 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	2/1/2007 7:38 PM
Dollman 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	2/1/2007 7:39 PM
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Clarke 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	2/25/2007 11:05 PM
Clarke 2) Vacation Rental Agreement - _ Vacation Re...	PDF Document	25 KB	No	29 KB	14%	2/25/2007 11:10 PM
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Perrotti 2) Perrotti Vacation Rental Agreement - Gold...	PDF Document	25 KB	No	28 KB	14%	3/13/2007 4:34 PM
Perrotti 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	3/13/2007 4:37 PM



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History Part 8



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Bierma 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	3/27/2007 2:47 PM
Bierma 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	3/27/2007 5:30 PM
Bierma 4) Application to Rent - Rental Screening _ A...	PDF Document	23 KB	No	27 KB	14%	3/27/2007 5:32 PM
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Madden 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	4/5/2007 6:18 PM
Madden 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	4/5/2007 6:20 PM
Madden 2) Vacation Rental Agreement - Golden Gat...	PDF Document	25 KB	No	28 KB	14%	4/5/2007 6:21 PM
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Figueroa 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	4/22/2007 5:51 PM
Figueroa 2) Vacation Rental Agreement - Golden Ga...	PDF Document	25 KB	No	28 KB	14%	4/22/2007 5:54 PM
Figueroa 4) Application to Rent - Rental Screening _ ...	PDF Document	23 KB	No	27 KB	14%	4/22/2007 5:56 PM
Blakey 1) VR Cover Letter for Rental Agreement.doc	Microsoft Word 97 - 2003 ...	4 KB	No	28 KB	87%	5/14/2007 4:52 PM
Blakey 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	26 KB	86%	5/14/2007 4:52 PM
Blakey 4) Application to Rent 4 03.pdf	PDF Document	23 KB	No	27 KB	14%	5/14/2007 4:54 PM
Blakey 2) Vacation Rental Agreement - Golden Gate ...	PDF Document	25 KB	No	28 KB	14%	5/14/2007 4:55 PM
Bulloch & Coutts 1) VR Cover Letter for Rental Agree...	Microsoft Word 97 - 2003 ...	3 KB	No	22 KB	87%	7/18/2007 4:34 PM
Bulloch & Coutts 2) Vacation Rental Agreement - Go...	PDF Document	25 KB	No	28 KB	14%	7/18/2007 4:43 PM
Bulloch & Coutts 4) Application to Rent _ Applicatio...	PDF Document	23 KB	No	27 KB	14%	7/18/2007 4:44 PM
Bulloch & Coutts 3) Swimming Pool Risk Assumptio...	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	7/18/2007 4:45 PM
Michener 4) Application to Rent.pdf	PDF Document	23 KB	No	27 KB	14%	7/26/2007 5:27 PM
Michener 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	21 KB	83%	7/26/2007 5:28 PM
Michener 2) Vacation Rental Agreement.pdf	PDF Document	25 KB	No	28 KB	14%	7/26/2007 5:41 PM
Michener 1) VR Cover Letter for Rental Agreement.doc	Microsoft Word 97 - 2003 ...	3 KB	No	21 KB	86%	7/26/2007 5:42 PM

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Morales 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	23 KB	84%	8/20/2007 4:18 PI
Morales 2) Summerland Vacation Rental Agreement ...	PDF Document	34 KB	No	39 KB	13%	8/20/2007 4:23 PI
Morales 4) Summerland Application to Rent _ Applic...	PDF Document	23 KB	No	27 KB	14%	8/20/2007 4:24 PI
Barton 2) Summerland Vacation Rental Agreement.p...	PDF Document	34 KB	No	39 KB	12%	8/31/2007 5:40 PI
Barton 4) Summerland Application to Rent.pdf	PDF Document	23 KB	No	27 KB	14%	8/31/2007 5:41 PI
Barton 1) VR Cover Letter for Rental Agreement.doc	Microsoft Word 97 - 2003 ...	4 KB	No	23 KB	86%	8/31/2007 5:44 PI
Barton 3) Swimming Pool Risk Assumption.doc	Microsoft Word 97 - 2003 ...	4 KB	No	23 KB	84%	8/31/2007 5:47 PI
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