
House Rules~ Coral Pointe

**You must agree to comply with
these house rules or your
reservation will be cancelled.**



**Joan Lebigot – Property Manager
623-229-8691 cell**

WestUSA
REALTY

15128 W. Bell Road, Suite 910
Surprise, AZ 85374

Welcome

to your home away from home

“May your adventures together bring you closer together”

Points of interest

- Arrowhead Mall
- Musical Instrument Museum
- Heard Museum
- Lake Pleasant Regional Park
- White Tanks Regional Park
- Lots of hiking (ALLTrails app will help find trail head)
- Spring Training Baseball Stadiums

Hospitals:

Banner Del Webb (Meeker and Grand Ave)

Local Souvenirs:

Gifts to Go – 11340 W Bell Road Suite 128 Surprise, AZ 85374

Mon-Sat 9am-5pm - Tell Tammy that Joan sent you

Contact Joan Lebigot – Property Manager – 623-229-8691 cell

June 21

House Rules:

**NO SMOKING/VAPING/MARIJUANA USE ALLOWED ON THE PREMISES
OUTSIDE OR INSIDE**

Accidents happen: Email or text the property manager should anything break while you are visiting.

**A/C: (April – October) Please do not run AC lower than 78°
Thank you for your support!**

Comfort: Feel free to open windows. The desert cools off at night, sometimes 30+ degrees. (Late October – Mid March)

BBQ: All burners have self-igniters

Fruit tree: Oranges - Ripened fruit Dec – March – eat if you like
Please toss fallen fruit in the trash.

Glass Cook top: Avoid dragging heavy pots on the cooktop; rather lift and transfer to another area of the cooktop to reduce the risk of scratching.

Hydration: We are at low elevation and dehydration can set in fast. Drink water often. Carry it with you on hikes and outings.

Ice Maker: please turn off if you're going to be gone for more than 2 days.

Internet Cox is the provider Router name: B789F6 Password: A2T76B2B02770
If internet goes down – check the outage map -
<https://downdetector.com/status/Cox-Communications/map/>

Parking: 2 spots in the garage and 1 in driveway.

Parties: NO parties, NO guests other than registered guests – unless prior approval from Property Manager. Additional overnight guests must be registered with Property Manager 5 days in advance. Max stay 7 days.

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June 21

Personal Care Items: We provide a limited supply of toilet paper, paper towels, shampoo, laundry soap, garbage bags, dishwasher soap. Please refill as you need.

Pets: Please clean up after your pets on a daily basis. Leaving it will attract flies.

Rec Center Use: Take a copy of your Air BNB receipt to the Rec Center for a Tenant Card. There is a fee.

Sun Screen: 30 SPF or higher is recommended for body. 15 SPF on face is always a good idea and wear a hat.

TV: YouTube TV is available on all the tvs

Trash receptacles: next to the driveway in the ground – you'll see a metal cover, step on it to pop it open.

Windows: Feel free to open the windows to allow in fresh air (November – April)

CHECK IN:

When you arrive, please text **WE HAVE ARRIVED** to 623-229-8691

CHECK OUT:

You must checkout no later than 10am on your date of departure

To ensure a great review please

- Strip beds (leave on top of bed)
- Towels in Tub
- Dishwasher washing any dirty dishes
- All trash emptied
- Keys and garage door openers on table/counter by dining area
- Lock all doors, close all windows, lights off
- TEXT **WE HAVE LEFT** to 623-229-8691

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June 21

Rents and Fees for 15509 W Coral Pointe Dr Surprise, AZ 85374

- **Rent \$3750/month**
which includes water, electricity, gas, garbage,
maintenance, internet & YouTube TV
Up to 2 guests
Additional \$10/night for guest 3-4
- ***Pet rent is \$50/month**
- **Cleaning fee of \$300 (non-refundable)**
- ***Pet Deposit of \$250/pet (non-refundable)**
- **Sales tax of 2.2% on the rent and non-refundable fees**

***Pet Rent and Pet Deposit only apply if bringing a pet**

ANIMAL QUALIFICATIONS & RULES

All animals, including assistive animals, must be disclosed. Please note that the following dog breeds are restricted by landlord insurance policies

- | | | |
|--------------------------|----------------------|----------------|
| - Pit Bull Terriers | - Presa Canarios | - Wolf-hybrids |
| - Staffordshire Terriers | - Chows | - Mastiffs |
| - Rottweilers | - Doberman Pinschers | - Cane Corsos |
| - German Shepherds | - Akitas | - Great Danes |
| - Alaskan Malamutes | | |
| - Siberian Huskies | | |

All animals must be approved by the Owner

***THIS CRITERIA DOES NOT APPLY TO ANY ASSISTIVE ANIMAL.**

- Tenants shall ensure that all animals(s) are well behaved and shall not allow the animals(s) to disturb any other residents or neighbors. Tenant to ensure the animal(s) cause no damage to the property.
- Tenant agrees that pets will be cleaned up after daily
- Tenant agrees the animal(s) shall only be walked on a leash and only in areas so designated by the Owner/Landlord and the Homeowners' Association.
- Tenant will be responsible for any and all damages caused by the animal(s) on the property or in the community and will indemnify and hold harmless Owner/Landlord/Management for, from and against any and all claims arising because of the animal(s).
- Tenant agrees that the animal(s) will be licensed in accordance with all applicable governmental provisions. Owner/Landlord and/or Management reserve the right to require Tenant to immediately remove the animal(s) at any time upon any violation of Tenant of these rules.

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June 21

I have read, understand and accept the above qualifying qualification & policies of West USA Brokerage by which my application will be approved.

Acknowledgment

Applicant acknowledges that the above information is understood, and has been informed:

The property will be rented to you in AS-IS condition unless you PROVIDE, in writing, a list of repairs, renovations, yard work or cleaning that will be requested from the landlord.

Responsible Guest Signature

X
