Rental Agreement

This Rental Agreement ("Agreement") is entered into between **Golden Coast Breeze LLC** ("Operator") and the guest responsible for the reservation ("Guest"). By confirming a reservation for any property operated by **Golden Coast Breeze** ("Property"), the Guest acknowledges and agrees to the terms and conditions set out below, to the extent disclosed and accepted at booking.

1. Reservations and Booking Channels

- **Booking platforms only:** All reservations for Golden Coast Breeze properties are made through **Booking.com, Airbnb.com, VRBO.com, Expedia.com**, and their affiliated booking sites.
- **Informational website:** The website www.goldencoastbreeze.com is used for informational purposes, guest inquiries, and customer support. It does not process reservations or collect payments.
- **Agreement to terms:** By completing a reservation through an authorized booking platform, guests agree to this Rental Agreement, the Payment, Cancellation & Refund Policies, the Terms and Conditions, Privacy Policy, and applicable property listing and house rules, where properly disclosed.
- **Priority of booking terms:** If there is a discrepancy between this Agreement and the specific terms accepted on the booking platform, those reservation-specific terms and applicable mandatory platform rules or laws prevail.

2. Rate Plans, Payments, Cancellations & Refunds

Detailed Payment, Cancellation & Refund Policies for each rate plan are published on our Cancellation Policy page and the applicable property listing. The summary below does not replace the terms accepted for the reservation.

2.1. Standard Rate

Payment Policy

- **Advance payment:** No deposit or advance payment is required at booking.
- **Payment due:** The **full reservation amount** is charged on the **check-in date**.

Cancellation Policy

- **Free cancellation:** Available up to **7 days before check-in**.
- **Late cancellation:** If cancelled **within 7 days** of check-in, a cancellation fee equal to **one night's stay** applies.

Refund Policy

- **Refund eligibility:** Any accommodation payment collected is fully refundable if cancellation occurs at least 7 days before check-in.
- **Processing time:** Approved refunds are processed within **1–3 business days**; bank posting may take up to **7 business days**.
- **Late cancellation charge:** If no payment has been collected, the one-night cancellation fee may be charged only in accordance with the agreed terms and valid payment authorization. Any excess collected is refunded.

Bookings Made Within 7 Days of Check-In

- **Payment timing:** No deposit is required; the full reservation amount is due on the check-in date.
- **Cancellation:** A cancellation or no-show is subject to a charge equal to one night's stay.

2.2. Genius Rate

Payment Policy

- **Discount:** Guests receive **up to 10%** off the Standard Rate.
- **Deposit:** A deposit equal to the **first night's stay** is required **7 days before check-in**.
- **Balance:** The remaining balance is charged on the **check-in date**.

Cancellation Policy

- **Free cancellation:** Available up to 7 days before check-in.
- **Late cancellation:** If cancelled within 7 days of check-in, the **first-night deposit is forfeited**; no additional accommodation cancellation charge applies.

Refund Policy

- **Eligibility:** Any payment collected is fully refundable for cancellations made at least 7 days before check-in.
- **Processing:** Approved refunds are processed within 1–3 business days; bank posting may take up to 7 business days.
- **Non-refundable period:** The first-night deposit is non-refundable for cancellations within 7 days of check-in. Amounts collected beyond the applicable fee are refunded.

Bookings Made Within 7 Days of Check-In

- **Immediate deposit:** The first-night deposit is required at the time of booking and is non-refundable if the Guest cancels or does not arrive.
- **Balance:** The remaining balance is due on the check-in date.

2.3. Promotional Savings Rate

Payment Policy

- **Discount:** Guests receive **up to 25%** off the Standard Rate.
- **Deposit:** A deposit equal to **50%** of the total reservation amount is required **7 days before check-in**.
- **Balance:** The **remaining 50%** is charged on the **check-in date**.

Cancellation Policy

- **Free cancellation:** Available up to 7 days before check-in.
- **Late cancellation:** If cancelled within 7 days of check-in, the **50% deposit is forfeited**. The **remaining 50% is not charged** as a cancellation penalty.

Refund Policy

- **Eligibility:** Any payment collected is fully refundable for cancellations made at least 7 days before check-in.
- **Processing:** Approved refunds are processed within 1–3 business days; bank posting may take up to 7 business days.
- **Non-refundable deposit:** Within 7 days of check-in, the **50% deposit is non-refundable**; no further cancellation charge applies.
- **Courtesy change:** A one-time date change may be offered subject to availability and the agreed booking terms.

Bookings Made Within 7 Days of Check-In

- **Immediate deposit:** A 50% deposit is required at the time of booking and is forfeited for cancellation or no-show.
- **Balance:** The remaining 50% is due on the check-in date, and is not charged if the reservation is cancelled or the Guest does not arrive.

3. Modifications, Early Departures & No-Shows

- **More than 7 days before check-in:** Guests may request changes to dates or property selection, subject to availability. Rate differences are charged or refunded accordingly.
- **Within 7 days of check-in:** Modification requests are subject to approval and may incur additional fees.
- **Early departures:** Unused nights are generally non-refundable, subject to applicable law and booking-platform requirements.
- **No-shows – Standard Rate:** One night's stay is charged; the remaining reservation may be cancelled.
- **No-shows – Genius Rate:** The first-night deposit is forfeited; no additional accommodation cancellation charge applies.
- **No-shows – Promotional Savings Rate:** The 50% deposit is forfeited; the remaining 50% is not charged as a no-show penalty.

4. Check-In and Check-Out

- **Check-in time:** 4:00 PM.
- **Check-out time:** 12:00 PM.
- **Unauthorized late check-out:** Late check-outs that delay cleaning or preparation for incoming guests may result in a $300 fee, where disclosed and permitted.
- **Guest responsibility:** Guests must follow the check-in and check-out instructions provided in their booking platform confirmation and pre-arrival messages.

5. Self Check-In

- **Secure access:** All properties offer secure self check-in, typically via electronic door codes or smart locks.
- **Delivery of instructions:** Arrival instructions and access details are sent to the email or messaging channel associated with the reservation before check-in.
- **Guest responsibility:** Guests must ensure access to their messages and review instructions before arrival.

6. Property Use and House Rules

- **No smoking:** Smoking is prohibited in indoor areas. Violations may result in a $500 fee and additional cleaning or damage charges, where disclosed and permitted.
- **No parties or events:** Unauthorized parties, commercial events, or large gatherings are not permitted.
- **Noise and conduct:** Guests must respect neighbors and local regulations. Serious violations may result in termination of the stay, subject to applicable law and platform terms.
- **Property care:** Guests must care for furnishings and amenities and promptly report damage or issues.
- **Occupancy limits:** Occupancy may not exceed the maximum listed in the reservation.
- **Pets:** Pets are allowed only where stated on the listing or approved in writing, subject to applicable service-animal laws.

7. Security Deposits and Fees

- **Security deposits:** Certain properties require a refundable security deposit, disclosed on the listing before booking.
- **Purpose:** Deposits may cover documented damage, missing items, or excessive cleaning.

- **Refund of deposits:** If no eligible deductions apply, deposits are refunded within 1–3 business days after check-out; banks may take up to 7 business days to post funds.
- **Cleaning fee:** A $300 cleaning fee applies to each stay where disclosed on the property listing.
- **Parking:** Each property typically includes at least one complimentary parking space, as stated in the listing.

8. Maintenance, Access & Right of Entry

- **Reporting issues:** Guests must promptly report maintenance issues.
- **Reasonable efforts:** Golden Coast Breeze will make reasonable efforts to address reported problems promptly.
- **Right of entry:** Authorized personnel may enter for maintenance, inspections, or safety reasons, with notice as required by law.
- **Minor disruptions:** Temporary minor service interruptions do not automatically qualify for refunds; statutory and platform remedies remain available.

9. Force Majeure & Operator's Right to Cancel

- **Events beyond control:** If a reservation cannot be fulfilled due to natural disasters, government restrictions, utility failures, or other events beyond reasonable control, the Operator may offer rescheduling, credit, or cancellation in accordance with applicable law and platform policies.
- **Case-by-case handling:** Refunds and credits are evaluated according to the circumstances and applicable booking-platform rules.
- **Policy violations:** Reservations may be cancelled for fraud, misrepresentation, unauthorized events, or material policy violations, subject to applicable law and platform terms.

10. Limitation of Liability and Indemnification

- **Accommodation standards:** Accommodations are provided subject to the description in the listing and warranties required by law.
- **Limitation of liability:** The Operator is not responsible for losses outside its reasonable control, except where liability is imposed by applicable law.
- **Guest indemnification:** To the extent permitted by law, Guests agree to indemnify the Operator against third-party claims arising from the Guest's unlawful acts, negligence, or misuse of the Property.

11. Travel Insurance

- **Recommendation:** Guests are encouraged to purchase travel insurance for illness, disruptions, weather, and other unforeseen circumstances.

12. Privacy and Data Protection

- **Use of personal data:** Personal information is used to manage reservations, provide guest support, and communicate booking information.
- **Secure processing:** Payments and personal data are handled through secure processes in accordance with applicable law.
- **No sale of data:** Guest data is not sold for marketing purposes.
- **Full details:** See the Privacy Policy at goldencoastbreeze.com.

13. Governing Law and Dispute Resolution

- **Governing law:** This Agreement is governed by California law, except where mandatory law of another applicable jurisdiction controls.
- **Arbitration:** Subject to applicable law and enforceability, disputes arising under this Agreement shall be resolved by binding arbitration through the American Arbitration Association (AAA) in California. The arbitrator's decision may be entered in a court of competent jurisdiction.

14. Entire Agreement and Amendments

- **Entire agreement:** This Agreement, the relevant listing and house rules, the Payment, Cancellation & Refund Policies, Terms and Conditions, and Privacy Policy govern the reservation to the extent properly incorporated.
- **Severability:** If a provision is unenforceable, the remaining provisions remain effective to the extent permitted by law.
- **Updates:** Golden Coast Breeze may update this Agreement periodically. The version applicable at booking governs that reservation unless changes are agreed upon or legally required.

15. Contact Information

- **Company name:** Golden Coast Breeze LLC
- **Address:** 5251 Office Park Drive, Bakersfield, CA 93309
- **Phone:** +1 (888) 802-1513
- **Email:** support@goldencoastbreeze.com
- **Website:** www.goldencoastbreeze.com

16. Guest Acknowledgment

By completing a reservation for a Golden Coast Breeze property through Booking.com, Airbnb.com, VRBO.com, Expedia.com, or an affiliated booking site, the Guest confirms acceptance of this Rental Agreement and the applicable policies to the extent they were disclosed and incorporated into the reservation.