

Cover Sheet

From: *Natural Angler, LLC*

Mailing Address: ***6606 Gable Wing Lane, Sugar Land, TX 77479***

Matagorda, TX Vacation Rental Location : *217 FM 2031 (Beach Rd)*

Dear Guest(s):

Thank you for your interest in renting the *Natural Angler's Cabin* in Matagorda, Texas. This file includes the "Rental Agreement" and the "Check-In Information" pages. Please fill out the rental agreement as completely as possible, sign and date it, and send it to the mailing address on form along with the \$250 deposit made out to "*Natural Angler*" or my name, Ken Nguyen. You can also use your credit card or PayPal account to send the deposit from my website www.NaturalAngler.com . You have the option of faxing the rental agreement to (302) 469-2804 or emailing to my email address at NaturalAngler@Gmail.com. I must receive it within 5 days of your confirmation of reservation.

Upon receipt of rent which is due 7 days prior to check-in, I will email (assuming you provided me with an email address), or call you with the current 4 digit passcode to the lockbox which is attached to the cabin's doorknob.

Please write down the passcode on the "Check-In Information" page and bring with you for your reference upon your arrival. If you have any problem or questions during your stay, please call our housekeeper listed on the "Check-In Information" sheet.

Don't forget to bring drinking water, mosquito sprays, trash bags, and suntan lotions.

Please don't hesitate to call or email me if you have any other questions.

Yours truly,

Ken Nguyen
Owner of Natural Angler's Cabin

Rental Agreement for:
The Natural Angler's Cabin
217 FM-2031 (Beach Road)

Mailing Address: Ken Nguyen, owner
6606 Gable Wing Lane
Sugar Land, TX 77479
(281) 460-1531

Make check payable to "Natural Angler" or "Ken Nguyen"

- The house is limited to a maximum sleeping capacity of 6 people (a \$25 per person fee is charged for # of people above 6).
- No organized social events or boisterous parties that would intrude on neighbors.
- No pets allowed unless permitted by rental house owner.
- Renter must be 21 years of age or over.
- No smoking inside house. Smoking is permitted outside of house, but do not discard cigarette butts on deck or yard due to fire hazard.
- Please take your trash with you as there is no maid service.
- You are allowed to re-schedule your reservation at a later date due to cancellation caused by heavy rain and flooding. If you desire a refund, instead, there is a \$100 fee for cancellation.
- It is the responsibility of renter to mail rent check at least 7 days before check in date, unless it's a "last minute" rental or prior arrangements made.
- Check-in is at 3 pm and checkout is at 12pm.

A security deposit of \$250 and a signed copy of this lease agreement are due no later than 7 days after your reservation is made to secure your reservation. Your security deposit will be returned to you upon inspection of the property.

Your deposit may be forfeited for the following reasons:

1. Any violation of the above rules.
2. You cancel your reservation within 2 weeks of your arrival date.
3. If there is damage to the property and cost of repair is above \$250.

It is expressly understood and agreed that the owners of said premise will not be liable for any damage or any injury to tenant, family or guests arising from the occupancy of said premise by tenant, family or guests.

Number of guests: _____
Mailing address to refund deposit: _____
Email address if available (to send info. on house and lockbox password) _____
Reservation Dates: _____ Number of Nights _____

Print Name

Signature

Date

Check-In Information

The Natural Angler's Cabin
217 FM-2031 (Beach Rd)
Matagorda, TX 77457 (979) 429-7084 (Joe Reed) (281) 460-1531 (Ken)

Welcome to Matagorda's *The Natural Angler's Cabin!*

Thank you for renting my cabin which is also my family's vacation home, an escape from the big city life and the traffic that goes along with it. I love the peace and tranquility of angling for redfish and speckled trout and the excitement of catching a trophy sized fish. When the fishes are not biting, I would take a moment to enjoy the spectacular display of nature and wildlife that Matagorda Bay offers. Hence the name *The Natural Angler*.

To make your stay as pleasant and trouble-free as possible, there are a few things that you will need to know about Matagorda and our rental home.

Matagorda is a small town. It has no water utility district. Like all houses on the river, the source of our water is from a well, and thus it is advisable to bring bottled water for drinking.

Matagorda has no public trash collection service. Therefore, you will be required to take the trash with you. There is also a collection site in Matagorda on road to Holliday Shores.

Directions:

You can get directions to Matagorda through www.Mapquest.com or www.Mapblast.com website. A few minutes after you passed the "Matagorda Harbor" sign, you will see an orange flashing light (and Stanley's Grocery Store on left) and take a left to the swing bridge. We are 4 miles from the bridge. Proceed until you see the last house on the road. We are at 217 and you can't miss our "*Natural Angler*" sign.

When you check in:

There are two switches to the two main lights in the large den. The first light switch is on the wall to the top right in kitchen just before you step into the den. The second light is in the den on the right of you as you step into the den. The switch is to the left of the "Supplies" shelf.

Pier Light for Night Fishing and Fish Cleaning Table:

1. If you need to turn on the pier light at night, it is in the fuse box located in the bedroom located next to the kitchen. It is labeled. Please remember to turn it off before you check out.
2. To use the spot light at pier, the switch is below the deck. It will take a few minutes before it turn on full power.
3. The switch to turn on lights downstairs is on top of wooden ceiling.
4. We have fish cleaning table with electric hook up, water, and night light for your convenience.

Lock box code:

There are two lock boxes (pull black cover down to expose numeric pad) – the one downstairs is for back up just in case you need extra key or upstairs lock box is not working properly. If you are checking in at night, it's best to use lockbox downstairs since you can see lockbox better with car headlight turned on. You can also use it if you accidentally get locked out. **The current passcode is "_____"** (we will email or call you with the code). Just dial to the numbers and pull the lever down. The key does not open downstairs room where our family keeps the personal items. The washer and dryer is located in large closet in den.

Essential Items you should bring:

1. Bottled water for drinking and cooking.
2. Insect repellents because mosquitoes can be a problem, especially in the summer. To minimize mosquitoes from coming into house, it's always a good idea to spray insect repellants on corner door of main entrance and outside deck.
3. Sun tan lotion for the beach experience.
4. Bring baits, cast nets for fishing and chicken legs and strings for crabbing (there's a small pier for crabbing and catching mullets and minnows in front of house across street).
5. Binocular to experience nature and the view from deck.
6. Electric fillet knife (fish cleaning table with electric hook up and night light provided for your big catch).

Supplies:

Towels, comforters and sheets for futons, and other essential items are provided for you and is located in the large den to your right as you step in the room. Used linens should be placed in the labeled container for housekeeper. We also have board games for your indoor entertainment. Please do not bring our towels to the beach.

Wireless Internet:

No password is required at this time. The network name is "linksys". You can also use our Ethernet cable to connect to your computer's network port.

Winter Guests:

To heat whole house, the A/C unit in kitchen is also a heater. There are portable heaters located in each room if required.

Departure Information:

Before departure please be sure to do the following:

1. Take trash with you. Bags are provided for your convenience and located below microwave, but do bring your own bags just in case.
2. Make sure pier light switch in fuse box is in off position.
3. Turn off air conditioners in each room.
4. Lock door and return key in lockbox.
5. Leave by 12pm.
6. Have a safe journey home.
7. I will refund your deposit within 10 days provided house in good condition.

Emergencies or Problems:

If you have any problem or questions, you can also call our local housekeeper and repair person:

Mr. Joe Reed at (979) 429-7084. If you cant' get a hold of him, feel free to call me, Ken, at (281) 460-1531.

We definitely want to make your stay as enjoyable and comfortable as possible so if any problem arises such as low water pressure, electrical outage, or any other problem requiring our immediate attention, don't hesitate to call Joe at above number.

Safety Issues:

We want you to enjoy your stay, but safety is also our priority. Please be observant if your young one(s) are using the fishing pier. It is a good idea to bring life vests for them. Also, if crossing the street to catch live baits or go crabbing, be extra cautious of traffic and make sure you accompany your child(ren). Also, please watch your steps when walking on pier or in the vicinity.

Miscellaneous:

One last thing, if the microwave is not on because of power overload, there is a safety fuse switch in the bathroom – just reset it. Also, if any appliance or light is not working or water is not hot, it may require a reset of the fuse switch located in the bedroom next to kitchen.

Please respect neighbors' property and not trespass or use their pier.

If you catch fish at our pier and took digital pictures, you are welcome to email to me. If I share them on my website, I will give you \$25 credit toward your next rental at our house.

I know I will forget to mention something, so feel free to call or email with any questions or concerns.

I hope you enjoy your stay here and will come back again. If you have any complaints or problems or even helpful suggestions regarding your stay, don't hesitate to call or email me at NaturalAngler@Hotmail.com so that I can make future improvements. Thanks again.