

THE NORDSTROM GROUP, INC.

2200 E. River Road, #103 § Tucson, Arizona 85718 § (520) 299-5850 § Fax (520) 299-5838
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Dear Winter Visitor,

It is time to confirm your reservations for the 2015/2016 winter season! On the reverse of the enclosed application is a questionnaire, designed to help us match your requests to a particular property. **If you desire a single month lease during the 2015/2016 season, we strongly recommend that you consider months other than February and March.** January, April and all of our fall months offer lovely weather, lots to do and more abundant availability.

We have added some wonderful new properties to our inventory and have a large selection from which to choose! Most are in resort communities. The median price range is \$2600 - \$3000 and up. The rates quoted to you will include utilities (gas, electric, basic phone, basic cable, water/sewer and trash) limited to an amount stated in your lease. If any one month's utilities exceed the limit, the excess will be billed to you. The leases also **require that tenants use their long distance calling cards** for all toll calls.

Please complete both sides of the enclosed application (we need a new one yearly!) and return it as soon as possible. We will match available properties to your requests on the questionnaire. You will be notified when we have located a property for you. We will describe the property to you over the phone in as much detail as possible. If you agree that it sounds acceptable, you will then send us a \$50 per adult application fee and we will forward to you photographs of the interior and front and rear views of the property along with the lease. Within 5 days of our postmark, you must return the lease with the security deposit. If we do not receive the signed lease, we may commit the property to someone else. Thirty days prior to your arrival, the first month's rent is due. Your security deposit will be returned to you within 14 business days of your departure less a minimum cleaning charge of \$175, damages, and utility overages. Utility allowances are calculated to be generously in the normal consumption range. We may hold a small sum from your security deposit against pending utility bills which sometimes take 30 days to collectively receive. This small remaining sum will be refunded then.

Please be aware that once you have signed the lease, it is a binding contract and you are responsible for its performance. If unfortunate circumstances arise which prevent you from taking residence, please notify us at the first opportunity. We will try to re-rent the property to mitigate your monetary losses. We will charge to you a \$300 lease cancellation fee, keep the \$50 per adult processing fee and you will be responsible for the per diem rent until we have located another tenant. We have been very successful in procuring replacements in the past but there are no guarantees.

On the reverse side of this page are our policies and procedures for furnished homes. Please review them and keep them as a part of your lease which references them as such. We have tried to address as many issues as possible in the documents we are sending, but if you have a question, please let us know.

We are looking forward to serving you this season!

Sincerely,

Debra Nordstrom, Broker