

**RENTAL AGREEMENT
FOUR SISTERS FARMHOUSE**

Property: 5401 Eastside Road, Healdsburg, California 95448
 Owner: 5401 Eastside Road, LLC
 Property Manager: Katie O. Reasoner
 Contact Information: Phone #: (317) 408-8371
 Additional Phone/Fax: (317) 732-4072
 E-mail address: foursistersfarmhouse@indy.rr.com

**Mailing Address: Katie O. Reasoner
 4795 Khaki Court
 Zionsville, IN 46077**

Maximum Number of Occupants: The Four Sisters Farmhouse is to be occupied by no more than twelve (12) persons at the maximum, unless otherwise approved by the Property Manager.

Payment Method

- Money Order or Check made payable to Four Sisters Farmhouse LLC
- Credit Card – Visa or MasterCard accepted-Please complete the following:

Name on Card			
Number on Card			
Expiration Date		CVV Number	
Credit Card Billing Address	<hr style="border: none; border-top: 1px solid black;"/> <div style="display: flex; justify-content: space-between; width: 80%; margin: auto;"> Street Address Zip Code </div>		
Card Issuing Bank			
Driver's License Number			

Guest Information

Name ("Guests")			
Address	<hr style="border: none; border-top: 1px solid black;"/> <div style="display: flex; justify-content: space-between; width: 80%; margin: auto;"> Street Address </div>		
	City	State	Zip Code
Phone		E-mail Address	

Occupancy

Check-In Date		Check-Out Date	
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Please note Check-in is at 3 pm or after, Check-out is at 11 am

Security Deposit	\$500	Due with this agreement
Rental Fee		Due 30 days prior to stay
9% Occupancy Tax		Due 30 days prior to stay – calculated on Rental Fee ONLY
Cleaning Fee	\$200	Due 30 days prior to stay
Total Due		

This Agreement must be returned with (i) Security Deposit of \$500, and (ii) a copy of Guest's drivers license in order to reserve dates desired. Deposits are refundable in accordance with the terms of the cancellation policy below. Upon receipt, Property Manager will return an Acknowledgement of Rental Confirmation in the form of Exhibit A, which will confirm Guests reserved dates.

By execution below, we, the Guests of the Four Sisters Farmhouse, agree to the following:

I. SECURITY/DAMAGE DEPOSIT

- A. A security deposit of \$500, is required to hold Guests' reservation. Owner must receive the deposits within seven (7) days of initial booking. Once received, Guests' dates are officially reserved.
- B. If the following provisions are met, the \$500 security deposit will be mailed to Guests within thirty (30) days of departure.
- No damage is done to the home or its contents beyond normal wear.
 - No linens or household items are missing.
 - No early check-in or late check-out and Check out procedures are followed (Section IV, G, H, and I).
 - No violation of the smoking policy (Section IV, C).
 - No evidence of pets (Section IV, B).
 - No evidence of food or drink other than in designated areas (Section IV, K).
 - No eviction by owner (or representatives of owner) or local law enforcement.
 - No violation of any of the conditions and requirements contained in the Overview, Policies and Procedures Document.
- C. Rent Payment must be received in full at least 30 days before arrival.

II. CANCELLATIONS

- A. If Guests cancel more than 30 days before check-in, the \$500 security deposit will be returned in full.
- B. If Guests cancel less than 30 days before check-in, Guests will forfeit the \$500 security deposit.
- C. After the first day of the rental, there will be no refunds for any reason.
- D. No credit will be given for shortened stays due to late arrival or early departure for any reason.
- E. No cancellations due to weather.

III. RENTAL AGREEMENT

- A. Upon receiving Guests' deposit, copy of drivers license and a signed and dated copy of this Rental Agreement, an Acknowledgement of Rental Confirmation will be mailed to you.
- B. Once Owner receives full payment for Guests' reservation, we will mail a welcome packet that includes travel directions to the Four Sisters Farmhouse, the lock code to access the house, certain information that will make Guests' stay more enjoyable, and a list of certain rules for use of the house.
- C. If Guests do not personally inspect the premises prior to the signing of this Agreement, Guests agree to accept the rental property upon arrival, provided it meets the basic description as listed on the rental website. In addition, Guests agree that they will not be entitled to a refund of rent money, nor relocation to another property, and will have no claim of recourse against the Owner, Property Manager.

IV. HOUSEKEEPING

- A. Upon arrival, the home will be clean and set up with linens and the following supplies:
 - Bath towels, hand towels, wash clothes, paper towels, and napkins
 - Dishwasher soap, hand soap, toilet paper, laundry soap and softener
- B. No pets allowed. Guests who bring a pet or pets without approval will forfeit their rent payment and may be evicted from the property.
- C. This is a non-smoking home. Guests are permitted to smoke outdoors but not on any property improvements including porch, concrete patio, garage, pool or pump house. Cigarette butts are to be disposed of properly and not left anywhere on the

property. Any violation of the smoking policy will result in the forfeiture of your Security Deposit.

- D. The whirlpool tub is provided for the enjoyment of adult Guests. Children should be kept away from the tub unless there is constant adult supervision.
- E. The fireplace and woodstove are available to Guests. Please follow the instructions and guidelines included in your welcome packet.
- F. Telephone service is local. Please use a calling card or cell phone for long distance calls.
- G. Check-in time is no earlier than 3 pm PST. There is only a 4-hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early.
- H. Checkout time is no later than 11 am PST the day of departure. Owner must be able to enter the home at 11 am. If Guests do not vacate the premises on time, Guests will be charged for one (1) additional night's stay.
- I. Checkout procedures: Prior to checkout, (1) Place all dirty dishes in the dishwasher and start cycle, (2) Wipe counter tops, (3) Remove all unused food from premises including refrigerator and pantry, (4) Take out garbage, (5) Place all towels and bathrobes in the laundry room, (6) Turn off all lights, (7) Make sure all doors (except front door) and windows are closed and locked, (8) Leave all keys on kitchen counter and (9) Make sure electric driveway gate is closed. Beds may be left unmade and sheets and pillowcases left on.
- J. Owner will not be liable or responsible for personal items left behind, lost or stolen.
- K. Please keep all food and drink in the kitchen including kitchen dining area and the dining room, or outside.
- L. If you leave an item after checking out and wish to have it returned, call the Property Manager as soon as possible and he will attempt to arrange for shipment. He will inform you of the shipping cost and with Guest's approval, deduct it from the deposit to cover the expense.
- M. Septic System: Please remember that anything that goes down the drain goes right into the ground and is absorbed by the environment. **DO NOT USE LIQUID PLUMBER OR THESE TYPES OF PRODUCTS.** These products stay in the sewer system and pollute the ground beneath the home.

V. ADDITIONAL TERMS

- A. Guests must be 25 years of age to rent this home and provide proof of age, if requested.

- B. The home has a maximum occupancy of twelve (12) guests. Renters who exceed the occupancy limit and falsify occupancy information are subject to eviction.
- C. House parties are strictly prohibited and grounds for immediate eviction.
- D. There is an abundance of wildlife in the area. Guests are to respect nature and take care to guard themselves and their guests as appropriate.
- E. Guests acknowledge and agree that the vineyard located in the front of the Four Sisters Farmhouse is owned and operated by a separate entity; and Guests further agree not to pick, eat, or injure the grapes or vines in the vineyard in any manner whatsoever.
- F. Rates, terms and conditions are subject to change without notice.
- G. *Force Majeure*. There may be circumstances beyond Owner's control and contemplation, as a result of which the Property and/or Four Sisters Farmhouse might not be available for Guests' use. Examples of these include (but are not limited to) destruction of or severe damage to the Property or Four Sisters Farmhouse. In the event of *Force Majeure*, Owner will do its best to make alternative arrangements for Guests if possible. If Owner cannot, or if the alternative arrangements are not acceptable to Guests, then Owner will refund all monies paid. This will be the full extent of Owner's liability to Guests in such circumstances, and Owner will not be responsible for any other costs connected with any such cancellation, howsoever arising.

VI. OVERVIEW, POLICIES AND PROCEDURES DOCUMENT

- A. Guests acknowledge and agree that they have reviewed via the foursistersfarmhouse.com website and agree to all the terms of The Four Sisters Farmhouse Policies and Procedures Document. The discovery of evidence of any violation of any such terms during Guests' stay or during the cleaning process, will enable Owner or Owner's representative to require Guests to vacate the property immediately, and forfeit the remainder of the rental amount as well as the security deposit.

BY EXECUTING BELOW, I, ON BEHALF OF ALL GUESTS, ACKNOWLEDGE AND AGREE THAT I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

I acknowledge that any loss and/or damage to the Property will result in a charge for replacement value to my credit card, or if I am paying by money order, I will promptly submit the moneys due. I agree to indemnify and save Owner and Property Manager harmless from all liability, loss

or damage arising from any harm made or suffered on the leased premises by me or my guests or invitees or from any carelessness, neglect, or improper conduct by me or any persons entering, occupying or visiting the leased premises.

Owner shall not be liable to Guests, licensees or invitees or any other visitors for any injury, loss or damage to any person or property on or about the Property. Guests shall hold Owner and Managers harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the Property and from or against any omission, neglect, or default of Guests or his guests, licensees or invitees.

GUESTS:

Signature: _____

Print Name: _____

Date: _____

Exhibit A

**Acknowledgement of Rental Confirmation
Four Sisters Farmhouse**

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- I. The Owner has received:
- (1) An executed copy of the Rental Agreement;
 - (2) Your Security Deposit of \$500.00; and
 - (3) A copy of your driver's license.
- II. You are now a confirmed Guest at the Four Sisters Farmhouse, with a Check-In Date of _____ and Check-Out Date of _____.
- III. You will be required to forward to Owner the remainder of the Rental Fee, an amount equal to \$ _____, and the Cleaning Fee of \$150.00 by the following date: _____.
- IV. Any cancellation of your reservation will be treated in accordance with the terms of Article II of the Rental Agreement.

We are looking forward to your visit to the Four Sisters Farmhouse. Please feel free to contact the Property Manager if you should have any questions about the Four Sisters Farmhouse or your reservation.

5401 EASTSIDE ROAD, LLC

By: _____
Name: Katie O. Reasoner
Title: Property Manager