

La Casita
Vacation Rental Agreement

11220 Brooks Road
Windsor, California
95492

Thank you for choosing La Casita as your vacation stay. Here are the necessary rules and policies that you and your guests must agree to in order to secure your stay.

Name : _____

Address : _____

City: _____ State: _____ Zip Code: _____

Contact Phone : _____ Email : _____

Arrival Date: _____ Departure Date: _____ Number of Nights _____

Total Number of Guests: _____

Please List Each Guest _____

FEES:

Charge for Stay: _____

Cleaning & Linen Fee: _____

Pet Fee (If Applicable): _____

Applicable Taxes: _____

Total: _____

Check In: 3:00 PM or later on the arrival date.

Check Out: 12:00 noon or earlier on the departure date.

Early check in or late check out requires prior arrangement with owner and is subject to availability and additional fees.

Cancellations/Early Departures are eligible for refund with 24 hours notice.

There will be no refunds for delayed arrival, inclement weather or reduction in the number of nights reserved.

Deposit and Payment of Balance Due. A \$200 deposit is required is required to hold the reservation. The deposit will be credited toward the cost of the stay. The total cost of the stay is due upon arrival. Failure to pay the balance due is grounds for termination of the agreement.

All Rentals are to Responsible Adults over the Age of Twenty Five (25). Guest acknowledges that he/she will not assign this Agreement or sublet any portion of the Unit.

Occupancy Limit. Overnight Guests are restricted to the guests listed above only. The maximum occupancy of the unit is four (4) persons. Guests may not have more than a total of four (4) additional visitors at any time. Guest agrees that the Unit shall not be used for any illegal or unlawful purpose. Use of the Unit and/or common areas in a manner contrary to the provisions of this paragraph or that disturbs or offends other guests or residents shall be deemed grounds for immediate termination.

Pet Policy. Dogs are permitted with prior permission and subject to an additional cleaning fee. All pets should have prior flea and tick treatment before arriving. Pets may not be left unattended inside the unit. Poorly behaved pets or failure to follow reasonable pet custodianship shall be grounds for termination.

Housekeeping and Linens While fresh linens and bath towels are provided, daily maid service is not included in the rental rate. If daily housekeeping is desired, it can be provided at an additional cost of \$25 per day. Please inquire if desired.

Care of the Unit and Common Area. Guest(s) are expected to care for the Unit as if it were his or her own. Guest acknowledges that unless Owner is notified on day of check-in of any damage or cleaning concerns, all damages to the Unit during the occupancy will be Guest's responsibility and must be reported to Owner and paid prior to departure. Guests are responsible for the following at departure:

- All dishes loaded into dishwasher
- All trash and debris placed in garbage cans
- Any soiled towels placed in Washing Machine
- Keys left on counter

Local Telephone service is available in the Unit. Please use a cell phone or calling card with toll-free access for other calls.

Smoking is not permitted inside the unit at any time.

Water and Septic. La Casita uses well water and a septic system. The mineral content may be high so please wipe shower down when finished. Occasionally, water may have some sediment, which is not cause for concern. Please use common sense when flushing material down toilet (e.g. no feminine products.)

Wood Stove. Care must be taken when operating the woodstove. The stove can reach high temperatures and cause harm or damage to persons or property. Do not leave the stove door open. Do not allow children or pets near the stove when it is in operation or harm may result. Do not burn objects other than wood and kindling provided. Do not leave the stove burning when not present.

Lost, Stolen or Abandoned Articles. Owner shall have no responsibility for lost, stolen or abandoned items.

Right of Entry. Guest agrees that Owner reserves the right to enter the Unit anytime to investigate disturbances, check occupancy, check for damage, and make repairs as Owner deems necessary or appropriate.

Disputes under this Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any action relating to this Agreement shall be filed only in the Sonoma County court in California in which county the Unit is located. Both parties consent to the exclusive venue and jurisdiction of such court.

Indemnification/Hold Harmless Guest (s) agree to hold La Casita, its owners and agents harmless from all claims, demands, loss, liability of any kind or character, including the cost of defense, arising out of or in any way connected with the guest(s) use of the property in the event the guest (s) suffer personal, physical, property damage or injury.

Termination. If Guest or any member of Guest's party violates the terms of this Agreement, Owner may terminate this Vacation Rental Agreement with no refund of the paid rents, and may enter the premises and remove Guest, the members of Guest's party and their belongings. Guest is notified that all individuals occupying the Unit will be subject to immediate eviction procedures under California law.

By signing below, I certify that I have read and agree to the terms and conditions of this agreement and understand the cancellation policy. I certify that I am at least 25 years of age and will be held responsible for the care of the property being rented under my name. I accept full responsibility for damages or extra cleaning charges as detailed in this agreement, should they be discovered during or after departure.

Guest Signature: _____

Date: _____

Owner Signature: _____

Date: _____

Ron and Aimee Cooper
11222 Brooks Road
Windsor, CA 95492