

Far Reaches

MONTE RIO, CA

Unit: Far Reaches, Monte Rio California
 Far Reaches, Inc., Owner's Agent (415) 864-4554, Fax: 415-864-4281
 info@russianrivercottage.com

This rental agreement is made on this _____ day of _____, 20__ between
 Far Reaches, Inc., as owner agent, and _____ as Renter(s).

Home address: _____
 City, State, Zip _____
 Phone: _____
 Email: _____
 Fax (if available) _____

Size of Party: 1 2 3 4 5 (only with prior approval)

Dates: _____ (check-in 4:00pm) to _____ (checkout 11:00 am)

Peak Season (4/16 to 10/15); Off Season (10/16 to 4/15)

- Nightly Rate--\$215 (\$175 off peak) x number of nights _____
- Or
- Weekly Rate--\$1150 (\$900 off peak) x number of weeks _____
- Or
- Holiday Rate (\$250 nightly or \$1250 weekly) x days/weeks _____
- Cleaning Fee: + \$55

OPTIONAL ADD-ONS:

- Pet Fee of \$55 (if bringing a pet) _____
- Wireless Internet \$10 (access password supplied in final paperwork) .. _____
- \$55 for early check-in or late out times
 (If available): _____
- Subtotal: _____
- **Plus County Hospitality Tax:** (9% of total home rental amount): _____ <- (add 9%)

RESERVATION TOTAL: _____

FORM OF PAYMENT: Check Visa MasterCard AmEx Discover

Name on Card: _____

Card Number: _____ Expiration Date: _____ / _____

(If credit card billing address is different than above, please fax that address on a separate sheet.)

HOW DID YOU HEAR ABOUT US?

- russianrivercottage.com vrbo.com homeaway.com greatrentals.com cottage-canada-usa.com
- cyberrentals.com vacationrentals.com craigslist.com purpleroots.com perfectplaces.com
- Lonely Planet Guide Newspaper/Magazine Article Other: _____

FAR REACHES — MONTE RIO, CALIFORNIA

1. Owner agent, agrees to rent to the Renter(s) the premises known as "Far Reaches" located in Monte Rio, California, for the term of _____ nights. Check-in at 4:00 PM and checkout time 11:00 am. Renter agrees to pay agent the sum of _____ (Reservation total goes here). \$250 of total rental amount is due upon reservation; balance of rent is due 30 days out from occupancy date. If within 30 days, entire amount is due at time of booking. If payment of rental/deposit is by credit card (Visa, American Express, MasterCard or Discover), card will be charged at time of booking, with the remaining balance charged 30 days from occupancy. Upon occupancy a \$250.00 'hold authorization' will be made to the card to guarantee the security deposit. The card will not actually be charged unless damages are incurred as a result of the Renter(s) stay (To be determined by Management Company). If Renter(s) incur damages and they exceed the amount on deposit, Renter(s) agrees to pay for such damages upon receipt of the damage notification.
2. Renter(s) agrees to use said premises as a residence ONLY. No more than 4 people may reside there unless otherwise agreed upon. Renter(s) understands and agrees that if it is discovered that the number of people in your party exceeds that listed on this contract, Far Reaches, Inc. agent reserves the right to demand immediate eviction and termination of this vacation rental agreement. All deposits and fees paid by the guest shall be forfeited.
3. Renter(s) shall peacefully and quietly occupy the premises and shall not interfere with the rights of other Renter(s) or neighbors. Renter(s) shall not make excessive noise after 10 PM. Renter(s) shall permit no activities on the premises, which are contrary to any law, ordinance and/or shall not park or drive vehicles in an area that will obstruct any adjoining drive or infringe upon any neighboring property.
4. **NO SMOKING INSIDE.** Please respect this and smoke only outside the home.
5. Pets will be allowed only with the expressed consent of agent and an additional pet fee of \$55.00 will be required. Any pets are to be under owner control at all times and not allowed to disturb neighbors or wildlife. Owner must clean up after pet and not leave messes in yard. Please do not leave pets unattended in home without being kenneled.
6. The Renter(s) shall leave said premises in a clean and sanitary condition upon exit.
7. The Renter(s) agrees to comply with the list of Rental Guidelines for occupancy received at the time of signing rental agreement and also posted in premises and on our website.
8. **Cancellation Policy:** Reservations cancelled more than 60 days of arrival will have a full refund less a \$50.00 service fee. Reservations cancelled within 60-30 days of arrival will be charged \$200.00/week (or part of week,) unless we are able to re-reserve the Home, in which case the \$50 service fee will apply. If reservation is cancelled within 30 days, it will only be refunded if we can re-reserve the home and have received payment in full for the new reservation. Cancellation must be in writing.
9. Renter(s) agree to report promptly to Owner's agent any mechanical, electrical, plumbing or other problems with the premises.
10. It is expressly understood and agreed that neither owner of said premises, or agent shall be liable for any damages or any injury to Renter(s), their family or guests, or to damage to their personal property from whatever cause arising from occupancy of said premises by tenant and his family. It is further understood and agreed that Agent or owner shall not be responsible for any personal property left by tenant in said premises.
11. **PARTY & EVENT POLICY:** We have a strict no party or events policy. It is understood and agreed between the owner/agent and renter(s) that the premises shall be used and occupied for leisure and vacation only, and for no other purpose (i.e. NO weddings, reunions, luaus, or other parties, events functions, gatherings or commercial ventures shall be permitted). Far Reaches is a peaceful retreat. As such we restrict clamorous loud parties and prohibit gatherings and events that exceed the number of people listed on this signed rental contract.
12. Cancellation of this agreement by the Owner may be made only due to unforeseen circumstances which make the home unavailable for rent. These circumstances may include, but are not limited to: fire, flood, physical damage to the property, sale of the property, etc. In the unlikely event of these types of circumstances, the Owner will refund all monies received from Renter and make a good faith effort to help Renter find a similar property to rent. The owner shall not be held liable for additional charges that Renter may incur because of changes in travel arrangements or accommodations

_____ Renter(s)	_____ Date
_____ Agent	_____ Date