

Far Reaches

MONTE RIO, CA

RENTAL GUIDELINES AND GENERAL INFORMATION

1. CHECK IN

Check in time is 4:00 PM. Early check-in times are allowed only when the Home is cleaned and ready for occupancy. PRIOR APPROVAL IS REQUIRED and there is a \$50 fee for each kind of this request. Keys will be ready for pick up at property location in a lock box next to front door. The combination WILL NOT be issued with a balance owing or without a signed rental agreement in Far Reaches, Inc.'s possession. Keys may not be copied or given to any other persons besides Guests. Please be careful not to lock doors if you have not replaced the lock box's key. A Second lock box is available in case of a lockout.

2. CHECK OUT

Check out time is 11:00 AM. A \$25 hour fee will be charged for each hour (or portion thereof) past the required check out time if the cleaning crew is not able to get in and clean. We often have guests arriving the same day and the cleaning crew only has a 4-hour time frame to make the Home ready for the next Guests. A \$50 per item fee will be charged for each lost key and remote control. Please leave all remote controls in the box provided for them.

3. SECURITY DEPOSIT

A credit card number will be retained and serve for a security deposit. Guests are still responsible for leaving everything AS IT WAS FOUND. Please contact Far Reaches, Inc. by phone, fax or email when you have sent the contract and check or credit card number. Reservation may also be paid for by using credit cards: VISA, Master Card, Discover and American Express or www.PayPal.com. Contract may then be sent by fax to 1-415-864-4281. Your credit card will not be charged provided that real and personal property are in the same condition as when occupancy commenced and all terms of the signed agreement are met. Renter(s) is liable for all replacements and repairs that are outside what is considered normal wear and tear. There will be a \$50 charge if smoking has been done in the home or if the ashes, etc. are put into an inside trash can. Please put them directly into the garbage can outside the privacy fence.

4. TAXES

Far Reaches, Inc. is required by the County to collect a "TOT," also known as the Transient Occupancy Tax or Hospitality Tax, from all guests. This is a countywide that requires us, as property managers, to charge each of our guests an extra 9% tax on their rental fee. This tax applies to all payments for lodging for periods of under thirty-one consecutive days. Not only vacation rentals, but hotels, motels and B&Bs are required to collect this tax. Many counties in California and around the country levy this tax to offset the toll taken on infrastructure and services by seasonal influxes of visitors. Sonoma's current 9% rate falls around the middle of the range (the lowest California TOT is Trinity County at 5%, and the highest is 17.3% in Merced).

5. CANCELLATION, RESERVATION & PAYMENT POLICY

Once you book the house it is off the market to anyone else. We understand, however, that sometimes cancellations are unavoidable. Therefore, we will only charge for cancelled reservations should we be financially disadvantaged as a result. Far Reaches, Inc. will only charge in the event that we subsequently are unable to re-reserve the home--something that we will always endeavor to do. 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. Should the Renter(s) wish to cancel a reservation, notice of cancellation MUST BE IN WRITING or E-MAIL AND RECEIVED MORE THAN 60 DAYS PRIOR TO GUESTS ARRIVAL DATE. Payment for the full amount of the Reservation MUST BE RECEIVED 30 DAYS PRIOR TO ARRIVAL DATE or it may be cancelled.

6. GUESTS LIABILITY

Guests agree to accept liability for any damages caused to the property (other than normal wear and tear) by Guests, including, but not limited to, landscaping, watermarks or scarring of furniture, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Guests agree to reimburse the Owners for costs incurred to repair/replace damaged items.

7. HOLD HARMLESS

Far Reaches, Inc. or the Owners do not assume any liability for loss, damage or injury to Guests or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, and electricity, outside construction noises or plumbing. Nor will Far Reaches, Inc. accept liability for any loss or damage caused by use of Homes equipment or adverse weather conditions, natural disasters, acts of God, or other reasons beyond its control.

8. WHAT IS SUPPLIED

The home is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, bath towels (not beach towels), as well as a full kitchen, dishwasher, washer/dryer, Stereo, TV, DVDs & videos, furnishings, Gas BBQ grill, and outdoor furniture. Direct TV with HBO is also provided at the home. However, please be advised that satellite signal can be weak at times, particularly during inclement weather. The Home may not have all the items the Guests may be accustomed to having at their own homes, so if there is an item you are accustomed to using such as a special type of cooking utensil, pillow, etc. please bring them with you. There will be charges against the Renter(s) Security Deposit or Credit Card for replacement of any missing items from the Home. Please especially avoid accidentally packing our towels or hangers. Thanks.

9. WHAT YOU SHOULD BRING

Items like favorite bath soaps, shampoos, beach towels & other personal effects, favorite cooking stuff and be prepared for a wonderful vacation.

10. TELEPHONES

The telephone may be used to make as many FREE local calls as you wish...BUT Guest must use a credit card or call collect when making long distance calls, as the phone is long-distance restricted. The home's telephone number will be sent with other necessary materials.

11. SLEEPING CAPACITY

A maximum of 4 guests are allowed to stay overnight in the home unless otherwise agreed upon. We provide linens for the number of overnight guests allowed.

12. PARKING

Parking in areas of the Russian River is a challenge, so we encourage guests to car-pool. This home has a maximum of 2 off street parking spaces in the front of the privacy fence. The driveway is shared with the neighboring home, and so must not be parked in so that the neighbors have access to their car at all times. Do not park anywhere directly across the street as it will incite a conflict.

13. NOISE

Please read the following. The Far Reaches property has a wonderful sense of privacy due to the privacy fence, a bamboo screen and the situation of the house on the back portion of the lot. Therefore it is easy to forget that homes neighbor closely on either side of the property. **Noise must be kept to a minimum after 10 PM.** Please be respectful as these surrounding home owners live there fulltime. Neighbors will call the local sheriff if you make excessive noise late into the night.

14. PETS

We understand pets are part of the family and that is why we allow pets with a pet fee. However, you MUST clean up after your pet. That includes properly disposing of all waste material. You must also maintain control of your pet.. Any complaints from neighbors regarding excessive noise or other nuisances may be cause for immediate termination of the lease and forfeiture of the Renter(s) entire security deposit. Since we have a surrounding privacy fence, dogs can be left in the yard. However, It has been noted by neighbors that some dogs are very unhappy when left in a strange place by their owners, so we ask you to test your dog by going away for a short time and listening to their reaction. If they are barking, please leave them kenneled inside the house. Also, because we do allow pets, people with allergies should be aware of the fact. Carpets are shampooed on a regular basis.

15. VACATE & FORFITING RULES

Guests and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: a.) Occupancy exceeding the sleeping capacity stated on the reservation confirmation. b.) Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. c.) Causing damage to the Home rented or to any of the neighboring properties. d.) Having unruly pets. e.) Any other acts which interferes with neighbors' right to quiet enjoyment of their property including any loud noises after 10 PM. (We have neighbors who get up early, so please be considerate.)

16. CLEANING & LEAVING

The property will be inspected, sanitized and cleaned before Guests arrive and after they depart. Guests are to leave the property in the same general condition that it was received, by making sure that:

- a.) Dishes have been washed,
- b.) The used bed linens and towels are put in front of the washer - starting the towels would be appreciated as they take a long time to dry.
- c.) All personal belongings are collected.
- d.) Guest log is signed (if you'd please), noting the fun things you did that others might enjoy.
- e.) The home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required appropriate charges will be deducted from your security deposit or charged to your credit card at the rate of \$50 per hour. Far Reaches, Inc. will contact you if this additional charge is necessary. Remember **NO SMOKING** inside Home or any smoking waste products are disposed of in any inside trash can. They must be directly deposited in the Outside Brown Garbage can. A charge of \$50 will be levied if this rule is broken.

17. ADDITIONAL TERMS AND CONDITIONS

The Renter(s), for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Far Reaches, Inc. from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the Renter(s), or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Far Reaches, Inc. and the Home Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

18. PAYMENT: BY CHECK

If the Guest pays by personal check, and the check is returned for NSF there will be a \$50 service charge. Combinations will not be issued until the check has successfully cleared the bank. Checks should be made payable to Far Reaches, Inc.

BY CREDIT CARD OR PAYPAL: It can take 3-4 days for a Credit Card or PayPal payment to be credited to Far Reaches, Inc.'s bank account. Therefore, email confirmation of payment may be delayed until funds are received. The PayPal e-mail address code to enter for payment is info@russianrivercottage.com.

19. MAILING ADDRESS

The signed rental agreement along with a check for half of the total payment or full payment, should be mailed to the following address: Far Reaches, Inc., 584 Castro St. #243, San Francisco, CA 94114. If paying by Credit Card or Pay Pal, signed contract maybe faxed to 415-864-4281. A confirming email will be sent within two days of receiving the contract and Far Reaches, Inc.. appreciates being notified by phone at 415-864-4554 if the confirmation has not arrived. Please keep a copy all paperwork with you during your stay for all phone numbers & other information.

20. SAUNA PRECAUTIONS

Guest agrees to abide by the sauna instructions and not use the sauna with excessive heat (above 180 degrees). Guest will limit sauna stay to under 30 minutes. Guest acknowledges that people with minor illness and/or pregnant women should not use a sauna without first consulting their physician. People with abnormal blood pressure, heart problems, diabetes or any other serious illness should not use a sauna. Guest shall not take any form of drugs or have been drinking prior to entering the sauna. Guest will not smoke or exercise in sauna. Children are not to use sauna without constant supervision.

21. USE OF THE PREMISES

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 the signed rental contract.

THANK YOU FOR REMEMBERING THAT YOU ARE RENTING A PRIVATE HOME, AND WE APPRECIATE THAT YOU TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.