

FRANK



Farm and Cottages

3550 Calistoga Road, Santa Rosa, CA 95404

<http://www.FrankSonoma.com>

Rental Agreement

Tenants agree to respect the property. Tenants are expected to leave the rental property in same condition as they were in at time of rental.

Arrival Times

The normal check in time is 5:00 pm. Renters should check emails for special access arrangements if needed. Check out time is 12:00 pm. Late checkout is possible if available. Late check out without prior approval will result in a 1/2 day charge to Tenant.

Property Damage

The house has mandatory cleaning. Tenant will receive a separate bill if there is damage to the exterior/interior of rented house or damage/breakage of owner's personal property and/or the home is found to require excessive cleaning beyond what is normally expected. Upon your arrival, please take a visual check around the cabin.

Cleaning Fee

Cleaning fee will restore the property to a professional cleaned condition after your departure. Not Including: returning any furniture that has been moved, washing and putting away dishes. If hot tub needs excessive cleaning due to improper use (e.g. not showering before entering) a \$75 cleaning fee will be charged.

Tenant Agrees To:

1. Keep the premises clean and sanitary and to properly dispose of all garbage and waste.
2. Not to disturb, annoy, endanger, or interfere with other occupants of neighboring houses.
3. Not to use the premises for any unlawful purpose, violate any government ordinance or create a nuisance.
4. Not to destroy, damage or remove any part of the premises, equipment or fixtures or commit waste or permit any other persons to do so.
5. Not to keep pets on the premises without the express permission of the owner/property manager.
6. All properties are Non-Smoking. No smoking is allowed inside or out. If smoking does occur in the property, the tenant forfeits the right to any security deposit refund and is responsible for all damage caused by the smoking, including but not limited to: removal of stains, burns, odors and any replacement of furnishings damaged by smoke.

7. Tenants inform themselves of fire hazards and spare the air days. No campfires are allowed on the properties.

8. Please note that we have strict occupancy rules. Additional guests (beyond 4) shall be charged at \$ 25 per person per night. It is illegal to bring more guests than maximum capacity of 6.

9. Use of the property other than vacation rental (e.g. parties, family reunions etc.) needs explicit approval by the property owner. We kindly request your cooperation.

10. Safety is most important to us.

a. Wildlife is abundant on the premise. Tenants are responsible for themselves, their children and their pets.

b. Structures, paths and pastures. Tenants realize that they are on a farm setting with a need for constant upgrades. Certain elements at the premise might currently not be built to code, e.g. stairs might need repair.

11. Use of vehicles and other equipment: Any use of equipment needs prior approval from the owners or the property manager. The owners refuse any responsibility for use of vehicles on the premise incl. ATVs, tractors.

12. All trash is to be removed from the house upon departure.

Tenant agrees to hold Landlord/property owner harmless from claims, demands, damages, or liability arising out of the premises caused by or permitted by Tenant, Tenant's family, agents, employees and guests.

If an action is instituted to enforce this agreement, the prevailing party shall receive reasonable attorney's fees.