



## Rental Agreement

The rental property is located at  
440 Bohemian Hwy. Freestone, CA 95472-9296

freehill@sonic.net

1. CHECK-IN TIME IS AFTER 3 P.M. PST AND CHECK-OUT IS 12 A.M. PST. Early Check-in or late check-out negotiable.
2. This is a NON SMOKING household.
3. Pets are not permitted. However, there will be a house cat around. She may want to come in/out the house.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT- **A damage/reservation deposit of \$300 is required.** This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within Fourteen (14) days of departure, provided the following provisions are met. **Please make check separate from the rent and payable to Freestone House.** Thank you.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher.
  - d. All keys are left on the kitchen table and unit is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged. Tenant agrees to leave the premises in a generally clean and tidy condition. NOTE: (This does not mean doing any laundry of linens, towels, slipcovers etc. Unit will be thoroughly cleaned by us after tenant's departure. If tenant wishes to launder any linens or towels during their stay tenant agrees to NOT use bleach on our linens. Bleach damaged linens will be charged to your card. The use of lubricants, oils and self-tanning lotions etc, causing grease or other stains on the bed linens may require dry-cleaning, also resulting in additional cleaning charges.) Tenant agrees NOT to wash slip covers or floor rugs. If one becomes soiled for any reason, to notify landlord who will remove it and replace it with a clean one.
  - g. When using the hot tub before to shower and rinse thoroughly to remove all lotions, oils and soap. Do not sit on the hot tub cover. If damaged it will be replaced and charged to the credit card.
  - h. Early or late check in is negotiable at extra charge according to the time.
  - i. The renter is not evicted by the owner (or representative of the owner), local law enforcement.
6. PAYMENT – **An advance payment equal to 50% of the rental rate** is required fourteen 14 days before arrival. The advance payment will be applied toward the room rent. **Please add 9% occupancy tax approximately \$20.25 per night to your payment. There is a cleaning fee of \$75.** Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to **Freestone House.** The advance payment is not a damage deposit. The BALANCE OF RENT is due

seven (7) days before your arrival date.

7. CANCELLATIONS – A thirty (30) days notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 15 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least thirty (30) days prior to check-in.

9. MAXIMUM OCCUPANCY- The maximum number of guests per home (adult only) is limited to four (4) persons. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.

10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

11. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

13. RATE CHANGES – Rates subject to change without notice.

14. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. PARKING – Parking spaces are located in front of the House on concrete platform. Do not park in front of the house except for loading and unloading

17. EARTHQUAKE, Fire OR STORM POLICY – No refunds will be given unless:

The service orders mandatory evacuations in a "Storm, Fire or Earthquake. By Signing Below, I agree to all terms and conditions of this agreement.

Signature: \_\_\_\_\_ Date \_\_\_\_\_