

SHORT TERM RENTAL AGREEMENT

(Please Print Legibly in Ink)

the Gunn House - Vacation Rental & Event Grounds

3XX0 Main Street, PO Box 1XX1, Kelseyville, CA 95451 Phone 707-245-XXXX

This agreement made this _____ day of _____, 20____

between Name(s) _____ Phone (____) _____

Address _____ (hereinafter called the Tenants)

and Robert Hodges (hereinafter called the Landlord) concerning the short term rental of the property located at 3780 Main Street (First & Main) Kelseyville, CA

Total people in renting party: _____ not to exceed 6 tenants. Adults: _____ Children: _____

RATES: \$250.00 per night (two night minimum) **or \$1,500.00 per week.**

Cleaning Fee: \$100.00. Security Deposit: \$400.00 (refundable according to the Terms of the Agreement)

Rental period begins at 3 pm on _____ and ends at 11 am on _____.

Rental Amount: \$ _____

Cleaning & Security Deposit: \$500

Transient Occupancy Tax at a rate of 9% of the rental rate will be added to the total: \$ _____

Total Amount Due: \$ _____

Deposit Due with signed agreement (to secure dates): **\$750** (one night plus cleaning & security)

Balance Due six weeks prior to commencement of the rental: \$ _____

TERMS OF THE AGREEMENT:

1. The Landlord has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
2. There is a long distance block on the telephone - a calling card is needed for long distance toll calls. Emergency medical and police service can be called by dialing 911.
3. The Tenants shall maintain the premises in a good, clean condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in well maintained condition at the expiration of the rental agreement, defined by the Landlord as being habitable for the future tenants. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.
4. The Tenants shall dispose of all waste material generated during the rental period in a lawful manner. Trash shall be placed in containers provided for early Monday morning pick up. Tenant is cautioned not to leave trash outside for long periods of time because it attracts animals.
5. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
6. No animals or pets of any kind will be brought onto the premises.

7. The Tenants shall not sublet the property.
8. The Tenants shall have no more than 6 (six) persons reside or sleep on the premises.
9. The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10 PM.
10. There shall be no smoking inside the premises. Smoking is permitted outside the home.
11. Landlord shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the Landlord's family. No reimbursement will be made for unused consumables left at the premises.
12. Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.
13. Rental Deposit amount is fully refundable up to 6 (six) weeks prior to the beginning of the rental period. After six weeks prior to the rental period the Landlord shall have the right to retain the initial Rental Deposit at the Landlord's discretion.
14. Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.
15. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.
16. We occasionally experience outages that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.
17. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.
18. There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments.
19. Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws.
20. Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.
21. Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. ; shall cause termination of this agreement with no refund of rents or deposits.
22. Tenant agrees not to access the "hoosier cabinet", located inside the laundry room, or the closet in the hallway. They contain cleaning supplies and chemicals that could be hazardous to children and adults.
23. Tenant is advised that the property contains an electric stove and cook top, electric heating, and other electric powered items and will seek help from management if the proper operation of such items is not fully understood.
24. The property has a fire extinguisher installed in laundry room. Another is located below the kitchen sink. The fire extinguisher was fully charged at last inspection. It is the duty of the tenant to inform management immediately should the fire extinguisher become less than fully charged. Tenant agrees to use the fire extinguisher only for true emergencies.
25. The property has fire alarms installed and they are believed to function properly at the time of rental. Tenant will notify management without delay if a fire alarm "chirps" or has a low battery condition.
26. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.

27. Tenant shall see to their own security while in the property by locking doors, windows, garage doors, etc. when it's prudent to do so.
28. Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. The Landlord shall not be held liable for condition of said items.
29. Cable TV is provided and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content or personal preferences with regard to cable TV service.
30. High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.
31. Tenant agrees that Air conditioning shall not be set below 75 degrees and heat shall not be set above 78, and that the fan setting shall be "Auto". Doors and windows shall be closed when either heat or air conditioning is in operation.
32. Tenant agrees not to leave hot coals in fireplace when exiting premises. Two logs are provided to Tenant. If more are required; it is tenant's responsibility to provide additional logs. Fireplace should be cleaned with tools provided before check out.
33. Please fill out and sign 2 (two) copies of this Agreement and mail both copies to Landlord. One executed original will be mailed back to you.

Landlord address: The Gunn House - PO Box 1031 - Kelseyville, CA 95451

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ Date _____

Tenant _____ Date _____

Landlord _____ Date _____

Landlord _____ Date _____