



RENTAL AGREEMENT

PARTY NAME: _____

Your Reservation

Arrival: ___ / ___ / ___ Departure: ___ / ___ / ___ Number of Nights: _____ Number of Guests: _____

SONOMA FARMHOUSE

TOWN

RANCH

Property:

**Sonoma House & Guest Cottage
(6 Guests) Max**

**Sonoma Ranch
(4 Guests) Max**

2 Day Minimum

Rate, per day: \$ _____

\$ _____

X Number of Days: _____

Weekly Rate \$ _____

\$ _____

X Number of Weeks: _____

Rent Total: \$ _____

\$ _____

Hotel Tax (12%): \$ _____

\$35 Laundry Fee Option \$ _____

TOTAL RENT COST \$ _____

Rental Deposit (50%): \$ _____

*Security Deposit: \$ 700.00

**Final Due/Date \$ _____

*A separate Refundable Security Deposit is also charged to your credit card 10 days prior to arrival.

**The remaining balance of your rental amount is automatically charged to your credit card 10 days prior to arrival. This includes your remaining rental deposit plus your \$700.00 security deposit.

By this date _____ / _____ / _____

Pending Reservation

Sonoma Farmhouse is holding the above reservation for you, to be confirmed upon: 1) receipt of a complete Rental Agreement Form, signed and completed by you; and 2) upon receiving payment confirmation for your 50% Rental Deposit from your credit card company. If we cannot receive the Rental Deposit or a signed and completed agreement within 24 hours or 1 day, we reserve the right to offer rental of the property to others.

Payment

Payment can be made by Visa, Mastercard, or AMEX credit card. The initial 50% Rental Deposit is charged to your authorized credit card upon submittal and receipt of this Rental Agreement. The Final Rental Payment (including the refundable Security Deposit) will be automatically charged to your authorized credit card 10 days prior to your arrival, unless otherwise specified.

Security Deposit

A \$700 Security Deposit taken from your authorized credit card is provided as security against damage to the house or property, theft, late check-out, and violation of any of the renter's agreements contained in this Agreement. Final settlement of the Security Deposit will be made as soon as possible, but in no event later than 45 days after departure date. Refund of your Security Deposit will be issued by Check and will be mailed to the address provided on this agreement.

Arrival/Departure Times

Check-in starts at 3 pm on the arrival date and departure must occur by 11 am on the departure date. Early check-in and late check-out times are possible by prior arrangement, but can only be confirmed several days before the arrival date, since they are dependent on the schedules of other guests.

Cancellations

Either party may cancel the rental up to 45 days prior to the arrival date. There is a \$50 administrative fee if you cancel your reservation in whole or part. If you cancel the rental in whole or part on shorter notice than 45 days, and if we are unable to re-book the Sonoma Farmhouse for all or part of your confirmed stay at the same rate, we will retain any Rental Deposit as liquidated damages as required to pay such applicable rate. There is no refund of final rent payment for cancellations 10 days or less prior to your arrival, unless of course we are able to re-book the Sonoma Farmhouse for all of your confirmed stay at the same rate. There is no refund of rent for an early departure. You agree and acknowledge that we (Sonoma Farmhouse) may exercise our judgment, in our sole discretion, in seeking re-booking of the premises, should you cancel any part of your reservation, and that we are not obligated to accept persons other than those specifically listed below as substitutes for your rental of the property.

Owners' Agreements

We shall bear the cost of all reasonable utilities, reasonable trash removal, local telephone service, the use of all personal property made available to renters, including kitchen equipment, dishes, linens, outdoor furniture, and outdoor grill. We will take normal measures to ensure that house and outdoor equipment is in reasonable working order. Long distance phone calls may only be made with a credit card or calling card. We will provide normal maid service at our expense after your departure. Laundry facilities are not provided to guests unless otherwise arranged and with a separate \$35.00 fee. Otherwise, they remain locked.



RENTAL AGREEMENT

PARTY NAME: _____

Renters' Agreements

You agree as signee that you will be present and occupy the property during your stay at the property and be the point person responsible for its care and compliance with any conditions of its use. You acknowledge that you are: over the age of 30; and understand that the property has security cameras placed on the front porch and side yards for your protection.

You agree that you shall leave the premises in the same order as you found them and that you shall not exceed the number of guests identified in this Agreement. If more than the agreed number of persons are found to occupy the unit or property, or if abnormal utility cost are incurred, or if excessive cleanup or garbage removal is required, or if broken glass is found in or near a pool, additional charges for such persons, utilities, garbage removal and additional maid service / pool service will be charged and deducted from the Security Deposit (or credit card, as described above). You shall nevertheless be fully responsible for any damage to the premises in excess of the Security Deposit, plus reasonable costs of collection, including reasonable attorneys' fees, if necessary. Damage caused by your guests or invitees (including but not limited to excessive cleaning or damage to property, fixtures, appliances, linens or furnishings) shall be your financial responsibility. You shall not host special events or gatherings at the Sonoma Farmhouse involving more than your immediate party, as numerated above and listed below, and shall not conduct any events or activities that might interfere with the peace and enjoyment of the property's neighbors, including any significant noise after 9 pm at night. If you are found to be entertaining more guests than approved by us in your rental contract without our prior permission, or are creating significant noise after 9 pm, you will be asked to vacate the property immediately, and will forfeit the remainder of your rental as well as the security deposit.

You agree that children under the age of eighteen are not permitted to stay as guests unattended at the house, that there are no pets allowed, and that there can be no smoking in the house, in the pool, or in other structures. Such smoking will result in automatic and total forfeiture of the Security Deposit. You agree that we or our designees may enter and inspect the premises for any reason at any reasonable time during your stay. Upon departure, you agree to clean and to follow the check-out procedures, as specified in the Renter's Manual provided to you at check-in, including to and without limitation: cleaning the outdoor grill and equipment, if used, washing dirty dishes, cookware, and utensils, and then returning to their cabinets, placing the garbage in the outdoor trash cans, stripping sheets off bed, putting any wet towels in a bathtub or shower stall, turning off all heat / air conditioning and locking all windows / doors and closing all gates. You also acknowledge that children are the direct responsibility of you as well as their parents or caretakers. Children are NEVER TO BE LEFT UNATTENDED at the Sonoma Farmhouse, whether in the house or outdoors, and around the vineyard and other grounds. YOU ACKNOWLEDGE THAT THERE ARE POOL DECKS, LANDSCAPING AND OTHER AMENITIES AND OUTDOOR ELEMENTS THAT COULD BE DANGEROUS TO CHILDREN AND OTHERS. You also acknowledge and accept that there will be no supervision on the premises during your stay, and we will not be responsible for supervising the use of any of the facilities by either adults or children. You and all of your guests and invitees undertake all use of the property at your own risk.

HOMEAWAY/VRBO/FLIPKEY OR OTHER BOOKING ENGINE WEBSITES/TRAVEL AGENTS: Sonoma Farmhouse does not charge fees or commissions for its bookings. Any rental or use fees charged by Sonoma Farmhouse are exclusive from any fees charged by independent booking engine websites or travel agents. The cancellation policy as described within the Sonoma Farmhouse Rental Agreement supercedes any owner's cancellation policy described on any search engine or booking engines that Sonoma Farmhouse is advertised.

YOU AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNERS OF THE SONOMA FARMHOUSE FROM AND AGAINST ANY AND ALL LOSS, CLAIM, LIABILITY OR DAMAGE ARISING FROM ANY NUISANCE OR HARM MADE OR SUFFERED ON THE PROPERTY BY YOU OR YOUR GUESTS OR INVITEES, INCLUDING WITHOUT LIMITATION, INJURY OR DEATH, OR FROM ANY CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT OF ANY PERSONS ENTERING, OCCUPYING OR VISITING THE PREMISES.

Renters' Signature(s)

_____/ _____
(Printed name of Renter required) Date

_____/ _____
(Signature of Renter required) Date

Renters' Name(s) and Ages:

Names and Ages of Additional Guests:

Please indicate where you found out about us:

Mailing Address (as is appears on credit card bill):

Home Phone: _____

Cell Phone: _____

Email: _____

Fax: _____

Driver's License (and State): _____

Owner's Information

Sonoma Farmhouse
PO Box 31388
San Francisco, CA 94131

415-309-5070 Voice/Messages
415-520-5197 Fax

www.sonomafarmhouse.com
email: bob@sonomafarmhouse.com

Sonoma Farmhouse Town - City of Sonoma License #7982
Sonoma Farmhouse Ranch - City of Sonoma License #12660

Credit Card Payment (circle card type):

Card: Visa Mastercard AMEX

Name on Card: _____

Card Number: _____

Card Expiration: ____/____

CVV Security Code: _____

(Last 3 digits on back for Visa/Mastercard - 4 digits on front for AMEX)

Authorized Signature of Renter:

By signing this agreement, I hereby agree to all the terms and conditions herein this rental agreement and to charge my credit card for the amount(s) agreed to for deposit, security, and final payment due. I also agree that these terms and conditions are explained to all my assigned guests.