

Fircrest Country Suites  
Rental Agreement  
Temporary Occupancy

7436 Fircrest Avenue  
Sebastopol, CA 95472  
(707) 823-2481  
fircrestsuites@sbcglobal.net

Renter's Name:  
Street Address:  
City, State, and Zip Code:  
Phone Number:  
E-mail Address:

Date:

Dear

This letter will serve as our agreement for your rental of the Oasis Suite located at 7436 Fircrest Avenue, Sebastopol, CA 95472. Here are the details:

**Rental Period:**

Arrival:  
Departure:  
Number of Nights:

**Accommodations:** 2 Bedrooms (2 Queen-size Beds), Bathroom with Shower (3/4 Bath), and Kitchen. No Smoking.

**Number of Guests:** No pets allowed, thank you.

<b>Rental Charges and Fees:</b>	\$	Rental Amount
	\$	Transient Occupancy Tax (10%)
	\$	Refundable Damage/Security Deposit
	\$	Cleaning Fee
	\$	<b>Total Charges/Fees</b>

**Payment Schedule:**

Due within 5 days of signing this Agreement:

Reservation deposit in the amount of \$ \_\_\_\_\_ (50% of the total charges/fees).

Your reservation is *not* confirmed until we receive the deposit.

Due by \_\_\_\_\_ (30 days prior to your arrival date) : \$ \_\_\_\_\_

**Cancellation/Refunds:**

If you cancel your reservation on or before 30 days prior to your planned arrival date, we will refund your reservation deposit less a \$50 administrative fee. If you cancel after that date, we will refund the tax, cleaning fee and damage/security deposit. But we reserve the right to keep the rental amount \$ \_\_\_\_\_ If we are able to re-book the property for all or part of that period, we will refund the rental amount or a prorated share, as appropriate.

**Security Deposit:**

The security deposit 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 14 days after the departure date. We will refund the damage deposit, less any amount required to cover repairs for damages, other than normal wear and tear, that occur during your visit.

**Arrival/Departure Time:**

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

**Utilities/Phone:**

We will pay all utility costs of water, heat, electric, trash removal, and local telephone. However, you are responsible for your own long-distance telephone charges. To make long-distance calls, please use a credit card, pre-paid phone card, or cellular telephone.

**Linens, Kitchen, Equipment and Supplies:**

We will provide linens and towels, as well as starter paper products and some basic sundries, cooking supplies, the use of all personal property made available to renters, including kitchen equipment, dishes, linens, outdoor furniture, and outdoor grill. Before departure, you will ensure all trash is put outside in the garbage cans provided, no linens are missing, and dishes are washed and put away in the cabinets. DVDs, CDs, books, games and rental suite property should be returned to their cabinets or location.

**Indemnity:**

You agree to indemnify and hold harmless the owners of 7436 Fircrest Avenue in Sebastopol, California 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, neglect or improper conduct of any persons entering, occupying or visiting the premises.

**Other Important Points:**

We mutually agree to the following:

- You must be 21 years of age to rent these suites.
- More people than we have specified in this agreement will not occupy the property.
- You will not allow dogs, cats, or other pets onto the property.
- Smoking is not permitted indoors.
- Neither you nor your guests will use illegal drugs on the property.
- You will take care not to play excessively loud music, TV or otherwise create a nuisance to the other guests or neighbors. Quiet time is between 10 pm and 7 am.
- Please do not flush paper towels, tampons, or foreign objects down the toilet.
- The house will be clean when you arrive, and we request that you leave it in good order. You will notify us promptly of any damage or problems that arise
- Unless there's an emergency, we will notify you 24 hours in advance prior to entering the property during your rental period.

Please let me know if you have any questions or suggestion. We look forward to your visit, and hope that you have a wonderful stay here at Fircrest Country Suites.

Sincerely,

\_\_\_\_\_

Laurel A. Spilsbury

I agree to all terms and conditions of this agreement

\_\_\_\_\_

Renter's Signature

\_\_\_\_\_

Date