

Vacation Rental Agreement & Information Sheet

TERMS AND CONDITIONS: RENTERS

To check availability, contact us via phone (Isaac at 415-990-9296 or Inna at 415-606-4662) or email us at riversidedacha@gmail.com. Please confirm the dates desired along with your contact information and we will get back to you within 24 hours.

Please read the Rental Agreement below for our company policies. Upon booking our home, we'll either email you a Rental Agreement that will include our personal information and your reservation details, or, you may fill in the Rental Agreement yourself including your personal reservation information, or send this to us via email, fax or regular mail. Payment towards your reservation will confirm your acceptance of our company policies outlined in the Rental Agreement and will make the Rental Agreement a binding contract.

RENTAL AGREEMENT:

After you have confirmed availability of our home, fill out the form below or print, sign and send us this contract. Please note, you must have Adobe Acrobat to view the printable version.

VACATION RENTAL AGREEMENT & INFORMATION SHEET

AGREEMENT: Riverside Dacha, LLC, the Owner, and Tenant of this home, agree as follows:

TENANT NAME: _____

TENANT ADDRESS (Include City, State & Zip):

HOME PHONE: _____

BUSINESS PHONE: _____

E-MAIL ADDRESS: _____

RESERVED DATES: IN _____ **OUT** _____

NUMBER OF ADULTS: _____ **CHILDREN:**

**MAXIMUM SLEEPING CAPACITY FOR THE RIVERSIDE DACHA LLC IS
SEVEN PEOPLE (INCLUDING CHILDREN OVER THE AGE OF 2)
BREAKDOWN OF COSTS FOR THE ABOVE STATED RENTAL PERIOD:**

_____ RENT
_____ TAX (9% Sonoma County Tax; 2% Business Improvement
Area Tax)
_____ CLEANING FEE
_____ SECURITY DEPOSIT
_____ TOTAL COST FOR RESERVATION

1. PAYMENT SCHEDULE:

_____ IS DUE WITHIN 10 DAYS OF MAKING YOUR RESERVATION

_____ IS DUE NO LATER THAN 2 WEEKS PRIOR TO YOUR
ARRIVAL DATE

**NOTE: YOU MAY PAY THE BALANCE IN ENTIRETY UPON BOOKING TO
FOREGO THE ABOVE PAYMENT SCHEDULE.**

**2. PAYMENT IF YOUR ARRIVAL DATE IS 10 DAYS OR MORE FROM
THE DATE YOU MAKE YOUR RESERVATION:**

The security deposit should be paid in the form of a check. Please include the rest of the balance in a separate check anytime in advance of the 2 week period prior to your arrival date.

3. PAYMENT IF YOUR ARRIVAL DATE IS LESS THAN 10 DAYS PRIOR

TO YOUR RESERVATION: You may pay the full balance by money order or personal check.

4. PAYMENT BY CHECK AND NSF SERVICE CHARGE: You will be charged a \$50.00 service charge for all returned checks. Checks should be made payable to: **Riverside Dacha LLC**

5. GENERAL: Above Tenant is an adult and will be an occupant of the unit during the entire reserved period. Tenant is responsible for all other occupants using the premises and agrees not to have any more than the specified amount of adults or children staying overnight at this unit. The tenant agrees that no more than double the specified group size will be on the premises at any time unless permission is granted and confirmed in writing. No keys will be issued to anyone who is not an adult. Tenant agrees that any breach of this contract may result in the tenant losing the security deposit and being liable for any additional damages. Commercial

use of our home is strictly forbidden without a contract for the specific use.

6. **PETS: No pets** of any kind are allowed at the Riverside Dacha LLC.

7. **SECURITY DEPOSIT:** The security deposit is due within 10 days of making the reservation. Failure to receive the monies within the 10 day period may result in cancellation of your reservation. Your Security Deposit is fully refundable within 14 days of termination of occupancy, provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Security Deposits are refunded by check. **NO EXCEPTIONS.** Tenant is liable for all replacements and repairs that are outside what is considered normal wear and tear.

8. **CANCELLATIONS:** Should you wish to cancel this reservation, notice of cancellation must be in writing. If your notice of cancellation is **RECEIVED MORE THAN 60 DAYS PRIOR TO YOUR DATE CHECK IN,** We will refund the sums you have paid, less a \$100 cancellation fee. If your notice of cancellation is **RECEIVED LESS THAN 30 DAYS PRIOR TO YOUR CHECK-IN DATE,** you will forfeit all sums paid, except your security deposit, unless we are able to re-rent the property to somebody else, at the same rate, for the same period. If we are able to re-rent the property to someone else at the same rate for the same period, we will refund the sums you have paid, less your security deposit.

9. **CHECK IN:** Check in time is 3PM. Early check in times are allowed only with prior approval, and we cannot guarantee that we'll be able to arrange for early check in times. If we are able to accommodate you earlier than 3PM, all hours prior to 3PM are charged at \$20 per extra hour. Please call for details and to make early check in arrangement. You will be charged \$50 per hour for all hours prior to 3PM if you have not made early check in arrangements in advance.

10. **CHECK OUT:** Check out time is 11AM. **THERE ARE NO LATE CHECK OUTS FROM MEMORIAL DAY WEEKEND THROUGH LABOR DAY WEEKEND.** Late check-out times are allowed only with prior approval, and we cannot guarantee that we'll be able to arrange for late check out

times. All hours after 11AM are charged at \$20 per extra hour. Please call for details, and to make late check out arrangements. You will be charged \$50 per hour for all hours after 11AM if you have not made early check in arrangements in advance.

11. CLEANING: The property will be inspected and cleaned after your departure. The cleaning fee you have paid will provide for 4 hours of normal cleaning. This includes the washing of linens and towels, the making of beds, polishing and vacuuming. You are required to leave the property in the same general condition that you received it by making sure that all dishes are done and put away, the home is generally picked up and ready to be vacuumed, counter tops are soil free, and all trash has been taken out. **ALL TRASH MUST BE LEFT IN THE OUTSIDE GARBAGE RECEPTACLES READY FOR PICK UP.** If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$25 per hour.

12. TELEPHONES: You may use the phone for local calls only. **YOU MUST USE A CALLING CARD TO MAKE LONG DISTANCE CALLS.**

13. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include quilts, comforters or blankets. Bedspreads, linens, pillows, bath towels, living / sleeping furniture and a fully equipped kitchen. You may not take the bath towels provided out of the house. **PLEASE BRING YOUR OWN BEACH TOWELS. THE CLEANER HAS A CHECKLIST AND KEEPS COUNT OF ALL THE PERSONAL AND REAL PROPERTY ITEMS. YOU WILL BE CHARGED FOR THE REPLACEMENT OF ANY BROKEN OR LOST ITEMS.**

14. WHAT YOU SHOULD BRING: Beach towels, (please do not take bath towels out of the house). Personal toiletries, consumables and all other personal property needed for your stay.

15. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the property by tenant or tenants' guest, including, but not limited to: broken furniture / fixtures, landscaping, misuse of appliances and kitchenware. Tenant agrees to accept liability for any items lost or

stolen by tenant or tenants' guests including but not limited to: linens, towels, kitchenware, keys, books, and decorative items. If damages are in excess of the security deposit being held, tenant agrees to reimburse Riverside Dacha LLC for costs incurred to repair / replace damaged or missing items immediately.

16. SLEEPING CAPACITY / DISTURBANCES: Tenants and all other occupants will be required to vacate the premises and forfeit all monies paid for any of the following: A. Occupancy exceeding the sleeping capacity stated above under the "reservation confirmation section. B. Using the premises for any illegal activity including, but not limited to, the possession of illegal substances, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interfere with the neighbors' right to quiet enjoyment of their property.

17. TENANT'S RESPONSIBILITY: Tenant is responsible for notifying us immediately of any defective utilities, fixtures or any other problems relating to the property, or personal property. Riverside Dacha LLC cannot be held liable, or responsible for compensation for problems at the property prior to notification by the tenant. Tenant is responsible for locking all doors and windows upon every temporary or permanent departure. Upon your final departure, please deposit all trash into the outside garbage receptacles and leave trash cans on the street ready for pick up. You will be charged a \$20 fee for any irregular trash pickups by the local waste company should you forget to put the garbage out. **PLEASE LOAD THE WASHING MACHINE WITH ONE LOAD OF USED TOWELS UPON YOUR DEPARTURE.** Your fulfillment of these requirements is greatly appreciated.

FURNITURE: Tenant agrees NOT to move any large furniture without consent from Riverside Dacha management. If the tenant moves any furniture there will be a minimum charge of \$50.00 (per hour).

18. HOLD HARMLESS: Riverside Dacha LLC does not assume any liability for a loss damage or injury to persons or their personal property. Neither

do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing unless the temporary defect is not corrected within 24 hours of notifying Riverside Dacha LLC of the defect. If the defect is not fixed within 24 hours of tenant's notification, Riverside Dacha LLC may offer some form of compensation for prolonged inconvenience. Tenant agrees to hold harmless Riverside Dacha LLC for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

19. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself / herself, his her heirs, assignors, executors, and administrators, fully releases and discharges Owner, Riverside Dacha LLC, from any and all claims, demands and causes of action by reason of any injury of whatever nature which has or have occurred, or may occur to the undersigned, or any of his / her guests as a result of, or in connection with, the occupancy of the premises and agrees to hold Owner, Riverside Dacha LLC, free and harmless of any claim or suit arising there from. In any action agents, successors and assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

20. TENANT acknowledges that he / she has read the above agreement and agrees to fully comply with all rules and regulations. Tenant understands that these documents entitled "Vacation Rental Agreement & Information Sheet" is a contract that becomes binding upon Riverside Dacha LLC's receipt tenants check or money order.

PLEASE REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU LIKE SHOWN TO YOUR OWN HOME.

TENANT SIGNATURE: _____

DATE: _____

Entering your name above constitutes your acceptance of the policies as outlined in this document.

If receiving this agreement and information sheet via e-mail, it is not necessary for you to sign, date and send it back to us. Please note that this contract is in effect upon booking, when you make your reservation for one of our homes, you are agreeing to all terms and policies stated in this contract. This includes, but is not limited to, our cancellation policy.