

Rental Agreement for: *Sailfish in The Sea Ranch* www.tsra.org
(707) 785-1030 House Phone
mail: 233 Trout Lake Drive, Sanger, CA 93657
Christine's cell: (707) 775-8027

This **short term rental agreement** is made by and between Christine Gilbert-Thorburn ("Homeowner") and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. The parties hereby agree as follows:

Sailfish Rental Rules And Information:

1. Check-In Time is after 3 p.m. and checkout is 11 A.M.: No Early Check-ins or late Checkouts without prior approval.
2. This is a NON SMOKING house.
3. **DAMAGE DEPOSIT & CLEANING FEE:** A damage deposit & cleaning fee of \$390 is required. This must be received within seven (7) days of booking the reservation. The deposit portion is not applied toward rent and it is fully refundable excluding the **Cleaning fee** (\$90.00 "standard") within fourteen (14) days of departure, providing the following provisions are met:
 - a. No damage (or loss) to unit or its contents, beyond normal wear and tear.
 - b. Guests are asked to complete tasks at checkout and a list is provided upon arrival. These tasks include: All debris, rubbish and discards are placed in the garbage can in the ground near the street or hauled out. All dishes are placed in the dishwasher and cleaned. All laundry is placed in laundry basket near washer & dryer in the garage
 - c. *Sailfish* is left in good condition. (vacuum, mop & cleaning supply are found in under stair closet). "Standard" cleaning is defined as what would be necessary after "light usage", i.e. laundry limited to one set of towels per guest (2) and one set of sheets. The cleaning fee amount will be higher than "standard" if the housekeeper is required to do additional cleaning (i.e. barbecue, oven, other appliances, etc.) or additional laundry. These charges would be applied based on housekeeper time @ the rate of \$30.00 an hour. Housekeeper will also be paid for "wait time" on late checkouts
 - d. Key for Barbecue/garage is returned to Oar House box (on wall inside front door) and house is left locked.
 - e. Parking hangtag, identification cards (Required by Sea Ranch Security) & trail maps are returned to **Guest Binder** before departure.

Rental Rate And Fees:

1. Deposit is \$390 and explained in Rental Rules above (#3)
2. Rental rate per night is \$205.00 with minimum of 3 nights rental. Weekly rate is \$1,230 (one night complimentary for 6 paid)
3. Taxes are 15.5% (Sonoma County increase to 12% effective 1/17) (3.5% is Sea Ranch tax)
4. \$90 cleaning fee is subtracted from the deposit and the balance returned to the guest if all of the abovementioned provisions are met.
5. Payment by personal, cashier's or e-check payable to Christine Gilbert-Thorburn; credit card payment available with an added 3% usage fee. An advance payment equal to 50% of the rental rate is required thirty (30) days before arrival. The **BALANCE OF RENT** is then due fourteen (14) days before your arrival date. (does not apply to Airbnb)
6. Non-refundable pet fee of \$40 per pet per visit.

Sea Ranch Rules:

The Sea Ranch is a unique community association of private homes, sited with careful attention to the natural landscape along a 10-mile stretch of the Sonoma County coast in Northern California. It is internationally known for its distinctive architecture, the sensitivity of its land planning, and community-based stewardship of the natural environment. *Sailfish* is a part of this association that possesses a set of community rules that all owners and guests of owners must follow. They include the following: No parties/events allowed. Non-smoking only. Smoking is prohibited everywhere at Sea Ranch due to the high fire danger. Drones: The entirety of The Sea Ranch is a No-Drone Zone. No

wetsuits and/or towels may be hung in view of neighbors or the street. No Sound disturbance. Quiet hours are from 9 p.m. to 7 a.m. daily. 2018 California MLPA Restrictions: Do Not disturb marine mammals in any area. No marine life of any kind may be taken within the bounds of the Del Mar Landing State Marine Reserve (located between the Solstice and Fish Rock Hedgerows)

Access: Guest(s) shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise the right of access in a reasonable manner. Guests will be emailed a keyless entry code for the front door at the same time the Welcome letter is sent. The Welcome and code are normally sent once signed rental agreement and payment have been received. Guest is encouraged to request their own custom 4 digit code. The Welcome letter will contain directions to Sailfish and other important guest information. The owners' detached studio will be unavailable and unoccupied during guest's stay.

Cancellation: Bookings canceled at least 14 days before the start of the stay will receive a 100% refund. Bookings canceled at least 7 days before the start of the stay will receive a 50% refund. Early departure does not warrant any refund of rent or deposit.

Gas Stove/furnace: Gas stove with wall timer and furnace with stairwell thermostat both use propane to heat. Please conserve energy.

Hot Tub:

No children under the age of 12 are permitted in the hot tub at any time. Please remember when using the hot tub that there are certain health risks associated with this facility. Hot tub will be cleaned prior to your arrival. Temperature is maintained @ 90 or less to conserve energy, it would be appreciated if you return it to that temperature after use. It is a 2-person Sundance Spa and heats up quickly. Hot tub cover is for insulation purpose and is not designed to support a person . . .Please do not stand on cover and leave on when the hot tub is not in use.

House Cleaning:

Daily cleaning service is not included in rental rate, however is available at an additional rate of \$30.00 per hour. Please contact owner if you would like cleaning during your stay. Cleaning supplies are available in closet near entry should you need/desire to use it.

Lighting ("light pollution"): The Sea Ranch is an excellent place to star gaze, moon watch, and observe the occasional comet or meteor shower. Sea Ranch Design guidelines require that exterior lighting is shielded and downcast only and subdued to allow for viewing of the "dark -night sky". Please be mindful about the lights inside, and the importance of turning them off when not in use, using them only when necessary and/or opt to close the blinds.

Linens:

Bedding and linens are provided with rental. Please be conservative in the number of towels/linens that are used; water is very precious in The Sea Ranch and laundry is time-consuming for the housekeeper.

Maximum Occupancy:

The maximum number of guests for "Sailfish" is three (3) adults, (0) children. This property requires a minimum of a three (3) night stay. Longer minimum stays may be required during holiday periods.

Parking/Automobiles/ID Passes:

Renters must display a parking hangtag on the rear view mirror of their vehicle at all times while in The Sea Ranch. Parking is limited to no more than 2 vehicles in the driveway and overnight parking on the street is not allowed in The Sea Ranch. The speed limit on Sea Ranch roads is 25 mph. Motorcycles, motorbikes or skateboards are not allowed on Sea Ranch roads, trails or commons and recreational vehicles may not be parked in driveways of homes. An I.D. card must be presented for each individual for access to the Association pools and tennis courts. Both I.D. cards & parking hangtags will be found

inside the **Guest Binder** on the front entry shelf. There is a replacement fee for lost cards (\$10) and tags (\$25).

Pets:

Pets are permitted only with prior approval. \$40 per pet fee applies. This NON-REFUNDABLE fee is strictly for the privilege of having the pet on the property. It does not cover any damages or additional cleaning. All pets must be on leash in The Sea Ranch. Pet owners are responsible for cleaning up of all pet refuse in the fenced yard and on Sea Ranch trails. PETS ARE NOT ALLOWED ON FURNITURE OR LINENS! Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies and other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical fleas and tick repellents three (3) days prior to arrival. Fleas and ticks are rampant in this area and can cause harmful/fatal illness to humans and pets. Sailfish owner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises. Guests should prevent pets from producing excessive noise at a level that disturbs neighbors. Pet will not be left unattended for an undue length of time, either indoors or out.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet/Breed: _____ Name: _____

Color: _____ Weight: _____ Age: _____ Sex: _____

Phone/Internet: Home phone is Verizon Wireless & offers unlimited national long distance. Guests are responsible for payment of any international calls. High speed internet with unlimited data is now available to guests (www.searanchconnect.com).

2 phone locations; inside TV cabinet downstairs & upstairs on desk in studio. 2 televisions; both offer streaming with Amazon Prime; upstairs also offers a full array of channels through Dish; downstairs streaming through a Sling subscription.

Rate changes: Rates subject to change without notice.

Septic System:

“Sailfish” is on a septic system. Please do not flush anything other than toilet paper.

Trails: Sea Ranch has 50 miles of maintained trails and Sailfish has two official trail maps in the house binder for guest use. You may also purchase them at the Association Office. Please walk only on posted trails and do not trespass on a neighbor’s property or through construction sites. No bicycles are allowed on the Bluff Top Trail.

I understand that I am a guest of the owner and therefore possess those same privileges and responsibilities. By signing below I agree to all terms and conditions of this agreement *(updated 10/2018)*

Signature: _____ Date: _____

Reservation Dates: _____ Access Code (4 digit number guest choice) _____

Contact Information: _____