



RENTAL AGREEMENT

PARTY NAME: _____

Your Reservation

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

SONOMA FARMHOUSE	TOWN		COUNTRY	RANCH	
Property:	Sonoma House (5 Guests) Max	w / Optional Cottage (2 Guests) Max	Kenwood Suites (5 Guests) Max	Sonoma Ranch (4 Guests) Max	w / Optional Pool House (2 Guests) Max.
2 Day Minimum					
Rate, per day:	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
X Number of Days:	_____	_____	_____	_____	_____
Weekly Rate	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
X Number of Weeks:	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Or, per month	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Rent Total:	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
*Hotel Tax (10%):	\$ _____	*Kenwood Hotel Tax is 9%			
\$25 Laundry Fee	\$ _____				
\$35 Hot Tub Fee	\$ _____				
Other Fees	\$ _____				
Final Cost:	\$ _____				
Deposit (50%):	\$ _____	(Remaining 50% Rental Deposit Due within 10 days by mail, if paid by personal check)			
Security Deposit:	\$700.00	(A separate cash security deposit is required only if payment is by personal check)			
Final Due/Date	\$ _____	By ___ / ___ / ___			

Pending Reservation

Sonoma Farmhouse is holding the above reservation for you, to be confirmed upon receipt of the Rental Deposit within seven days, along with this Rental Agreement, signed and completed by you. If we do not receive the deposit and signed agreement within seven days, we reserve the right to offer rental of the property to others during any or all of the above dates.

Payment

Payment can be made by personal check or Visa/Mastercard/AMEX. The Rent Deposit shall be paid with this Rent Agreement. The Final Payment (including the Security Deposit if required) shall be paid no later than 10 days prior to the arrival date. If we do not receive the Final Payment 10 days prior to the arrival date, we again reserve the right to offer rental of the property to others during any or all of the above dates. If you pay by credit card, we will automatically charge your card for final payment 10 days prior to your arrival, unless otherwise specified.

Security Deposit

If payment by check, a \$700 cash 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 45 days after the departure date. If payment by credit card, you hereby authorize any similar damages or losses to be charged to your credit card.

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. In addition, if you cancel the rental in whole or part on shorter notice than 30 days, and if we are unable to re-book the Sonoma Farmhouse for all or part of your confirmed stay at the same rate, the full applicable rate will be charged for those days. We will retain any all Deposits as liquidated damages as required to pay such applicable 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 premise, 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 \$25.00 fee. Hot tubs are made available with a separate \$35.00 cleaning fee. Otherwise, they remain locked.



RENTAL AGREEMENT

PARTY NAME: _____

Renters' Agreements

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, additional charges for such persons, utilities, garbage removal and additional maid service / pool or spa 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. Without our prior written permission, 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 hot tub/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, putting any dirty dishes in the dishwasher and starting it, 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 SPAS, 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.

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)

_____/_____
(signature of co-renter required) Date
_____/_____
(signature of co-renter required) Date

Owner's Information

Sonoma Farmhouse
PO Box 31388
San Francisco, CA 94131

415-309-5070 Voice/Messages
415-282-4417 Fax
www.sonomafarmhouse.com

Renters' Name(s) and Ages:

Names and Ages of Additional Guests:

Credit Card Payment (circle card type):

Card: Visa Mastercard AMEX

Name on Card: _____

Card Number: _____

Card Expiration: ____/____

Amount Paid: _____

CVV Security Code: _____

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

Authorized Signature:

By signing this card, 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.

Please indicate where you found out about us:

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

Home Phone: _____

Cell Phone: _____

Email: _____

Phone: _____

Fax: _____

Driver's License (and State): _____