

John & Bridgett Solley  
737 Manuela Way  
Arroyo Grande CA 93420  
Phone: 805-391-0950 Fax 805-473-0126

## Guest Information

## Rental Agreement

## Date:

This Short Term Rental Agreement is made by and between **John & Bridgett Solley**, (“Homeowner”) and \_\_\_\_\_ (“Guest”) as of the date of this Agreement.

The parties hereby agree as follows:

**1. The property is located at:**

695 Manuela Way Arroyo Grande CA 93420

**The property is furnished and includes:** 1 Queen Size Bed, 1 Full Size Bed, 1 Sleeper Sofa (Full Size) all Bedding, 1 full size Bathroom (Tub/Shower) 1 ¾ Bathroom (Shower) multiple sets of towels. Kitchen is fully equipped. Refrigerator, Electric stove/oven, Automatic Dishwasher, Microwave, Toaster oven, Toaster, Washer/Dryer, Gas Barbeque, Fully furnished. Utilities Included, Electricity, Gas, Garbage Collection, Water, Dish TV, WiFi

**2. Rental Party:** The rental party shall consist of Guest and the following persons:

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**3. Maximum Occupancy:** The maximum number of guests is limited to 4 - 6 persons.

**4. Term of the Lease:** The lease begins on \_\_\_\_\_ (the “Check-in Date”) and ends on \_\_\_\_\_ (the “Checkout Date”).

**5. Minimum Stay:** This property requires a 1 month minimum stay.

**6. Rental Rules:** Guest agrees to abide by the Rental Rules attached below at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

**7. Access:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner. Homeowner will not enter without guest permission and presence.

**8. Rental Rate and Fees,** Refundable Security Deposit of \$500.00 is due at least 15 days prior to the Check-In Date. The rental is considered available until the security deposit is received. Once the deposit is received the dates will be blocked off the booking calendar.

**The deposit is for security and shall be refunded within 10 days of the Checkout Date provided no deductions are made due to:**

Damage to the property or furnishings; Dirt or other mess requiring excessive cleaning; or any other cost incurred by Homeowner due to Guest’s stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

**Rental Rate.**

|                                      |            |
|--------------------------------------|------------|
| \$500.00 Refundable Security Deposit | \$500.00   |
| \$ 1895.00 per Month x _____         | = \$ _____ |
| Cleaning fee,                        | \$100.00   |
| TOTAL Due                            | \$ _____   |

**9. Cancellation Policy:** If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 30 days prior to the Check-in Date

50% if cancelled 14 days prior to the Check-in Date

**10. Payment:** Payment methods are by credit card or personal check. If you wish to use a credit card this is done through PayPal and there is a service fee applied by PayPal of 2.9%. So in order to use a credit card in PayPal we request the 2.9% additional amount to your rental rate in order for amount deposited is the complete rental total. It is very simple and you do not need to have a PayPal account for this process. If you have a PayPal account you can send the deposit to our PayPal account, [bestrental@wildblue.net](mailto:bestrental@wildblue.net)  
Personal Checks must be received 2 weeks prior to check in date.

**11.** Please provide a photo copy of Driver's license of each occupant for identification verification.

## Rental Rules

**1.** Please no Smoking.

**2.** People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.

**3.** The owner is not responsible for any accidents, injuries or illness that occurs while on the premises. The Homeowner is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**4.** Keep the property and all furnishings in good order. The landlord agrees to maintain regularly the building and grounds in a clean, orderly and neat manner. The landlord further agrees upon notice by Tennant to complete within a reasonable time all necessary repairs, including those of appliances and utilities, which are furnished with the premises. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of the neighbors. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.

**5.** Only use appliances for their intended uses.

**6.** Pets are NOT allowed.

**7. Parking:** Parking is limited to 3 vehicles. There is a 1 car garage with automatic garage door and opener. There is room for one car to park in the driveway in front of the garage and there is 1 space on the street in front of the cottage. Vehicles are to be parked in these designated parking areas only.

**8. Housekeeping:** There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

**9. Fireplace:** The "wood burning" fireplace is super at heating the whole cottage. Burn only the pressed logs, a case is provided to start you out; these will heat the house nicely and mess free. There is also electric heat in the guest house.

**10. Water and Septic:** The property is on a well and septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime.

**11.** If you have any questions or concerns please do not hesitate to let us know.

**12.** Enjoy your stay.