

RENTAL AGREEMENT 2021 FOR 10951 SUNSET AVENUE, FORESTVILLE, CALIFORNIA OWNED BY JAY KAMMEN.

By booking this property, guests agree to the following (Special Covid Edition):

Note- these terms and conditions supersede all others provide in the listing unless noted otherwise. Federal State and County laws/ regulations supersede all requirements.

A. All Sonoma County, State of California and Federal Health regulations apply to guest's stay. Guests agree to be responsible for compliance. Regardless of regulations, Guests are highly urged to take all public health precautions (Shelter-in-Place, socially distance, wear masks and shop/gas up and shop at home before traveling to Sonoma County)

B. Guests should not book if they have any reason to believe that there is even the slightest chance that the guest could be a potential health risk to others. The house is not allowed to be used for quarantining.

C. The house will be professionally cleaned and disinfected prior to guests arrival. However obviously there is no guarantee that every square inch has been sanitized. Guests are encouraged to thoroughly wash hands often, and to disinfect surfaces regularly for extra safety and peace of mind.

D. Anything in the house that guests use or touch that comes out of a drawer or cabinet must be washed or disinfected before put away. This includes pillows, blankets, small appliances, cooking utensils, dish ware, spices, condiments, pencils, cleaning supplies, lighters, etc. If guests cannot clean them, they should leave them out so the housekeeper knows that they need to be cleaned/sanitized.

1. No cats or other animals are allowed in the house, with the exception of dogs. Exceptions might be made on a case by case basis.

2. No Smoking in the house. If you smoke outside, please clean up and dispose of all of your butts in the trash can across the street. Do not bring your cigarette butts into, on to or under the house.

3. No parties. No more than 6 people are allowed on the property at any time.

4. GENERAL: The guest is responsible for all other occupants using the premises and agrees not to have any more than 4 people staying overnight unless permission is granted by owner. No more than 6 people are allowed on the property at any time.

5. CLEANING: The property will be inspected and cleaned after your departure. Please leave the property in the same general condition that you received it by making sure that the kitchen and bathroom are left clean, the house is neat/orderly and all trash/ recycling has been taken out to the cans on the street.

6. SPA/HOT TUB: The Spa is regularly maintained. All guests must shower before entering and after exiting the spa. Please do not wear clothing/swimwear in the spa. Only use towels designated for spa use. Guest is liable for bleach damage to house contents from spa water.

7. GUESTS' LIABILITY: Guest agrees to accept full liability for any damages, loss or injury to the owner's or other persons property caused by the guest (or the guests of guests, children or pets). Guests indemnifies owner from any liability for damages, loss or injuries (or the guests of guests, children or pets). If damages or losses to the property are in excess of the security deposit being held, guest agrees to reimburse the owner for costs incurred to repair or replace damaged or missing items.

8. PET LIABILITY: Guest agrees to accept full liability for any injuries, damages or loss involving the guest's pet. Guest indemnifies owner from any liability for any injuries, damages or loss involving the guest's pet.

9. SLEEPING CAPACITY / DISTURBANCES: Guests 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 of 4 people. B: Using the premises for any illegal activity. C: Causing damage to the property or to any of the neighboring properties. D: Any other acts which interferes with the neighbors' right to quiet enjoyment of their property.

10. GUESTS' RESPONSIBILITY: Guest is responsible for locking all doors and windows upon every temporary or permanent departure. Guest is responsible for returning all boats to their original place of origin and locking them after each usage.

11. HOLD HARMLESS: The owner does not assume any liability for loss, damage or injury to any persons (guests, guests of guests, children or pets) to any personal property or to any animals. Guest agrees to hold harmless the owner for any loss or damage caused by weather conditions, natural disasters, acts of God, pandemics or other reasons beyond their control.

12. HOT TUB AND PATIOS: The guest accepts and assumes all risks involved in or related to the use of the hot tub and surrounding areas.

13. BOATS AND SWIMMING: Guest agrees that they are fully aware that swimming and the usage of boats can be dangerous. The property does provide paddle boats but does not provide any floating water toys (innertubes, inflatable rafts, noodles, etc). However,

sometimes water toys are left by other on the beach on or off the property. Guest hereby holds harmless the owner of above said property for any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the guest, or any of his/her guests as a result of, or in connection with swimming, wading and/or the usage of any boats or any water toys used by the guest. All adults and children MUST use life vests. ALWAYS LOCK THE BOATS WHEN NOT IN USE. You will be responsible for replacement costs if they are stolen. SWIM AND USE THE BOATS AT YOUR OWN RISK.

14. CANCELLATION POLICY: "Strict" per Airbnb, VRBO and Flipkey policies. Travellers insurance for guests is highly recommended to cover potential issues listed below and/or for personal emergencies. Northern California, for all its charms has many serious issues: Cancellations due to the following events will unfortunately not result in refunds: natural disasters, bad weather, official travel prohibitions, civil disturbances, evacuation orders, curfews, lockdowns, power outages, natural phenomena (smoke, fires, earthquakes, floods, insects, pandemics, toxic algae, dry river), noise or closing of roads, airports or artisan bakeries. Sorry.

15. ADDITIONAL TERMS AND CONDITIONS: The guest, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner of above said property from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the guest, or any of his/her guests as a result of, or in connection with, the occupancy of the premises and agrees to hold the Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors, or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

16. By booking this rental, The guest hereby acknowledges and agrees to the terms above.

17. MOST IMPORTANTLY- Have fun, relax and enjoy yourself! And don't be freaked out by the fine print. We have a lawyer in the family who loves writing fine print. No guest has ever had their deposit withheld or asked to pay compensation for anything, including minor damage or losses.