



Rental Application

501 Sandretto Dr. Sebastopol, CA.95472

Please fill out and return by Mail or Email: retreat@sarasoasis.com

For questions please phone between 9 am-9pm Mon-Sun. 707-829-3515.

Address of Property to be Rented: Main house at 501 Sandretto Drive, Sebastopol, CA 95472 Rental term _____, 2016 (#____ nights) to no more than #____ people. Amounts Due Prior to Occupancy

Deposit (non-refundable) \$250.

Rent..... \$_____

Cleaning fee \$140.

9% SoCoTax \$_____

Total USD \$_____

Final payment of \$_____ (\$_____ less \$250 deposit) is due no later than _____, 2016.

Security/damage deposit....\$1000.(Due at check-in, returned at check-out, minus any damage or excessive clean-up needed)

Applicant

Full Name—Include all names you use: _____

Home Address _____

Workplace, Company name, address and phone number _____

Home Phone: () _____ Work Phone: () _____ cell:() _____

Driver's License Number/State _____ Country _____

(please include a photocopy of your driver's license or passport)

Other Identifying Information:

Vehicle Make: _____ Model: _____ Color: _____ Year _____

License Plate Number/State: _____

2nd Vehicle: Make: _____ Model: _____ Color: _____ Year _____

License Plate Number/State: _____

Additional Occupants List everyone who will be with you:

Full Name _____ Address _____ Phone _____

2nd _____

3rd _____

4th _____

5th _____

6th _____



_____, 2016

Rental Agreement between Sara Schomp and _____. This agreement covers the rental of the main house located at 501 Sandretto, Sebastopol California, Sara Schomp, owner.

The dates covered by the agreement are _____, 2016 (#___ nights). Renter agrees to arrive at the property between 3 pm and 8 pm unless other arrangements are made in writing with the owner. Facilities are to be vacated by 11 am on the day of termination unless other arrangements are made with the owner in writing. House is being rented to 5 people. **The facilities are for the use of registered guests only. As per Sebastopol municipal code, there is no smoking or vaping within 25 feet of the house.**

There are several common sense rules to be followed when using the premises. Since the rental facilities are located in a rural residential setting **no loud music or group activities are permitted after 10 pm or before 8:30 am, this includes diving and splashing in the pool & spa.** Loud amplified music is not permitted outside at any time. **No glass** is permitted in either the pool or hot tub areas. No smoking or vaping is permitted in the house. All of the grounds are to be left in the condition in which they are found. Guests are responsible for removing all litter in interior and exterior areas and placing it in the appropriate receptacles. Notice we are involved in recycling and there are separate container for bottles, cans and plastic located in the pantry.

It is expected that guests will do their own dishes, put them away and leave the area and appliances clean and when they depart, will remove all objects from the refrigerator that they have placed there.

There will be a **\$1000. deposit** for damage or unusual debris fee collected. This deposit, under Calif. State law is refundable within 10 days after departure, minus any damages and charges along with an accounting of any charges. If an immediate refund is requested it is the obligation of the tenants to work out a time in advance for an immediate after check out inspection by the owner or her agent. A check for the security deposit refund will be issued when it is certain no damages have occurred.

Children are not allowed in the pool or hot tub without the presence of a responsible adult. Extreme caution should be used with infants and toddlers in the hot tub. Temperatures in excess of 98 degrees can be harmful for younger children if sustained for more than 10 to 15 minutes at a time. Check with your pediatrician about his or her recommendations for your children. The hot tub

thermostat is set for 103 degrees. The pool is kept open all year long, and is **heated from May to October 15th** to approximately 82 degrees.

Cell phones can be marginal in this area. If you need to leave an emergency number you may use the number 707 823-9198 or the owner's e-mail address which is checked frequently during the day retreat@sarasoasis.com.

Damages as a result of accidents do happen. It is expected that damages will be reported when they happen if between 8 am and 10 pm. Only damages that are dangerous to the tenants or the property should be reported at other times. All damages caused by the tenants will be charged to the tenant and the bill for such damages will be submitted to them after the damages have been remedied. An estimated amount for damages will be asked for at the time of reporting. These will be collected before the guests depart.

Not all contingencies can be covered in a rental agreement. It is expected that the tenants will treat the premises with care and leave the premises in a reasonable condition. If you have questions about this rental agreement please contact me by phone or email and I will discuss them with you.

Since you have chosen Sara's Oasis as a retreat I believe that you have good taste and good judgment. This rental agreement is simply my attempt to be as clear as I can with my tenants as to my expectations.

Signed _____
Date: _____, 2016

Rent of \$_____ + cleaning \$140 + 9% Sonoma County tax \$_____ is a total of \$_____ is payable **prior to _____, 2016**. We accept checks or cash. **A non-refundable deposit of \$250** along with this signed rental agreement and application are required to guarantee your reservation dates. The deposit of \$250 is then subtracted from your final payment.

Please note that at the discretion of the owner, non payment by final due date may result in loss of your \$250 deposit and cancellation of your reservation. Your \$1000 security deposit is due at check in and will be returned upon your successful check out.

Please make check out to:

Sara Schomp

501 Sandretto Dr. } Sebastopol, CA 95472 } 707 829-3515

Sonoma County Permit No. ZPE12-0070

The non-refundable deposit to guarantee your reservation may be made with a check, cash or a credit card through paypal. We accept checks for final payment. **If you wish to make your final payment with a credit card we charge a 3% (our cost) fee for that service and use Pay Pal.**

Upon arrival you will be asked to sign this receipt when you tender your security deposit
Security Deposit Acknowledgement Sara's Oasis

I acknowledge that this security deposit of \$1000 is to be a guarantee that I will use the premises I have rented as I agreed when I signed my contract with Sara Schomp, the owner. This includes, but is not limited to: following the pool use and home use rules, only allowing registered guests to use the home and facilities, unless permission to do otherwise has been obtained in advance in writing from Sara Schomp.

I understand that if there is damage or loss caused by me or my guests, Sara Schomp may take the cost of the damages, and any extra fees or fines from this deposit, and that Sara Schomp will give me a detailed account of the fees, damages and fines, and will return the unused balance to me after she has collected the funds due her from my bank. She will make her claim at my departure or if gathering repair and cleaning information is necessary, within a week of my departure.

Review of some of the important rules and expectations.

- This is a quiet rural residential area, no loud noise after 10 pm or before 8 am (as per county regulations).
- No unregistered guests are to use the premises without prior written permission from the owner.
- No children under 18 in the pool area without a responsible adult present. No non-swimmer children in the pool without an adult within arms length.
- Pool hours are from 8:30 am to 9:30 pm, unless prior arrangement has been made with the owner to extend the hours.
- **This is a no smoking facility.** You will be charged the actual costs to remove smoke residue from all surfaces. This can be as high as \$1500. As per Sebastopol ordinance, there is no smoking within 25 feet of all structures.

Examples of Fees and fines are not limited to, but do include the following:

- \$250. fine for any party or gathering that includes guests not registered prior to arrival at the house without written permission from the owner.
- \$35. per night per extra guest, up to a maximum of 8 people.
- \$7.50 charge for each extra 35 gallon barrel of garbage over the weekly allotment of 35 gallons. There is unlimited space for recyclables which include: clean paper, metal cans, glass, and plastic bottles (NO STYROFOAM, or other plastics such as bags and wrap).

Guest _____, _____, 2016 (#___ nights) 501 Sandretto Sebastopol, Ca

Guest _____ Sara Schomp _____