

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between Steve & Lola Glossner ("Homeowner") the person who is the responsible renter of the property (collectively "RENTER" or "you"). By booking your rental of the property with Steve & Lola Glossner, you acknowledge that you have read and understand, and agree to be bound by all terms, conditions and policies in the Agreement.

For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

The property is furnished and includes all furnishings, linens, kitchen appliances, and outdoor items.

1. **Maximum Occupancy:** The maximum number of guests is limited to the amount specified in your bookings. An additional charge of \$50 per person per night for guests in addition to the amount specified during booking will be assessed.
2. **Rental Rules:** Guest agrees to abide by the **Rental Rules** attached 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.
3. **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.

We take great pride in providing a freshly cleaned home for your vacation. If the premises appear dirty or damaged upon check-in, Guest shall inform Homeowner immediately

4. **Cancellation Policy:** If Guest wishes to cancel his/her reservation, the amounts already paid up to the date of confirmed cancellation will be refunded as follows:
 - 100% - if cancelled 30 or more days prior to the Check-in Date
 - 50% - if cancelled 15 or more days prior to the Check-in Date
 - 0% - If cancelled 15 or less days prior to the Check-in Date
5. **Insurance:** We encourage all renters to purchase travelers insurance.

RENTAL RULES

1. Smoking is NOT allowed on the premises. Including porches, decks and outside areas.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other persons in the property are the sole responsibility of Guest.
3. This unit is privately owned; the owners are not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. The Homeowners are 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.
5. Only use appliances for their intended uses.
6. PETS are permitted only with prior approval and the Pet Addendum must be completed. Please clean up after your pet during your stay, as written in the Pet Addendum.
7. 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. We do not permit towels or linens to be taken from the units.
8. Guest agrees to not hold large gatherings or parties at the house during their contracted stay.
9. No outside music or noise after 10:00 p.m. due to the county noise ordinance.
10. Guest agrees to supervise children to keep them safe at all times, both inside and outside of home.
11. This unit is privately owned; the owners are not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. The Homeowners are 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.
12. Absolutely NO fires are permitted on the property at any time. Doing so may result in loss of security deposit.
13. Fireplace: The fireplace is a wood fired firebox. Please do not throw any paper or other combustible materials in the fireplace.
14. Water and Septic: The property is on a well and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. 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. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$500 for repairs.

Pet Addendum

It is hereby agreed by and between Steve & Lola Glossner_ (homeowner) and the person who is the responsible renter of the property (collectively "RENTER" or "you") that homeowner will allow guest to have the following described pet and no others in the rental home upon and subject to the terms and conditions of the rental agreement and this addendum:

Please pay careful attention to the following:

1. Tenant is responsible for cleaning up any/all pet refuse. All pet droppings must be placed in sealed pick-up bags and then placed in the sealed garbage bags before being disposed of in the trash can in front of the house.
2. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
3. All pets are to be treated with a topical flea and tick repellent (3) days prior to arrival.
4. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from the security deposit.
5. Tenant should prevent pets from producing excessive noise at a level that disturbs neighbors.
6. Pet will not be left unattended for any undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
7. Please do not let your pets wander around the vineyard.
8. Homeowner assumes no responsibility for illness or injury that may occur to pets or humans while on the premises. **Please be extra careful to keep your pet safe, as this is a working vineyard with abundant wildlife.**

The tenant shall be solely responsible for the pet while on the property.