

LAVENDER HOUSE COTTAGES

525 Mesa Road, Point Reyes Station, California

415-269-6229

www.VRBO.com/204131

RENTAL TERMS AND CONDITIONS

- **Check-in time is AFTER 4 PM, PST and Check-out is by 12 Noon PST.** Early check-in or Late check-out is not allowed unless prior approval by owner is granted.
- This is a **NO Smoking** property. Smoking is not permitted anywhere on the premises.
- Rental to Persons 25 Years of Age and older only. Adults must accompany all under 25 year olds on the premises.
- **Maximum Occupancy** – The maximum number of occupants is five (5) persons, including all children.
- Parking is on the street, usually open in front of the cottage.
- The property is located in a quiet residential neighborhood. *Please be considerate of neighbors. Voices travel far in our quiet environs. Please refrain from loud outdoor talking after 10 PM.*
- This is a **NO Party** house.
- **NO Pet** (s) is allowed as of 2021.
- Upon Arrival: Please text the main contact name to 415-269-6229 for communications and emergency use and to deliver the Security Deposit, see below.
- **Rental Deposit:**
To confirm your reservation, either full payment or a deposit and balance due 3 weeks prior to your stay is required. Payment type shall be via credit card paid on the VRBO portal. Full Rental payment is due 21 days prior to arrival.
Fully Refundable Security Deposit - \$500 is due on arrival. Personal Checks accepted. Voided Security Deposit check will be returned via US Mail, provided the following provisions are met:
 - No damage is done to cottage or it's contents beyond normal wear and tear and no hot tub mis-use.
 - You will forfeit your full deposit if a cigarette/cigar/pipe/other smoke odor is detected and/or there is evidence of smoking on the property.
 - All contents of cottage are accounted for including linens and robes
 - All charges accrued during stay are fully paid prior to departure
 - No early check-in or late check-out without approval
 - The renter is not evicted by the owner, owner's representative or by law enforcement
 - No wet towels are left on furniture or bedding, and wet swim suits or wet towels are not used on indoor furniture.
- **Rental Payment:** Full Payment of rental amount is due 21 days prior to arrival date.
- **Cancellations and Refunds**– A 60 day notice is required for cancellation for all reservations. Cancellations that are made more than 60 days prior to the arrival date, will incur no penalty except 10% administrative fee. Cancellations, or changes that result in a shorter stay, made between 60 and 30 days of arrival date, forfeit \$500 unless the cottage is re-booked for the same date then a 10% administrative fee is deducted from any advance payment received. Cancellations or changes made within 30 days of arrival date forfeit the full rental amount, taxes and fees or deposits, made at that point. Early departure does not warrant any refund of rent or deposit. There is no refund due to inclement weather, power outages, medical emergencies, late arrivals/early departures, or hot tub out of service.

Cancellation of this agreement by the Owner may be made only due to unforeseen circumstances that make the home unavailable for rent. These circumstances may include, but are not limited to: fire, flood, physical damage to the property, sale of the property, etc. In the unlikely event of these types of circumstances, the Owner will refund all monies the Owner has received from Renter and make a good faith effort to help the Renter find a similar property to rent. The owner shall not be held liable for additional charges that the Renter may incur because of changes in travel arrangements or accommodations.

- **No Daily Maid Service** – While linens, bath and spa towels are included in the cottage, daily maid service is not. Special requests may be able to be met based on prior arrangements and payment. A cleaning fee of \$120 is an additional fee to each stay.
- **Rate Changes** – Rates are subject to change without notice. Rate quoted will not change once reservation is confirmed with payment and signed Terms of Rental are received.
- **Falsified Reservations** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, and the party will not be allowed to check in.
- **No Accessible features:** Due to the stair access and historic architectural features of the cottage, rooms and layout, we cannot offer any handicap accessibility.
- **Hot Tub Use** – Use of the hot tub is at your own risk. It will be warmed to 101 degrees which may not be suitable for medical conditions and is not suitable for children. Pregnant women and Children under 12 years old should not be allowed in the hot tub. Do not lower temperature below 98 degrees; keep glass and electrical at least 10 feet from hot tub. Please use the hot tub respectfully. If the tub must be drained and cleaned due to you or your guests' improper use, \$250 will be deducted from your security deposit. **See "Hot Tub guidelines" in binder on desk on arrival.**
- **Water Conservation** – California is in an ongoing drought. Please conserve water accordingly. Towels that are not used do not need unnecessary laundering. Please separate used towels from fresh.
- **Biodegradable products** – Lavender House Cottages provides biodegradable bath tissue, soaps and shampoo for your use. All cleansers used are environmentally and septic system friendly. Please try to use the products provided.

I agree to the above Terms of Rental for my stay at Lavender House Cottages.

Signature _____

Date _____

Updated October, 2023