



RENTAL AGREEMENT THE NOMAD HOUSE 16764 NOMAD WAY PENN VALLEY, CA 95946 USA

Property: The Nomad House, 16764 Nomad Way, Penn Valley, CA 95946

Owner: Jim Newman

Contact information: Matt Wich, Vanessa Patterson

Phone #: 530-432-7803, 267-408-8039

Fax #: 415-520-0133

Email address: jnew@speakeasy.net

Accommodations: Two King Sized Beds, Three Twin Sized Beds, One Queen Sized Sofa Bed, Linens & Towels, Dishes, Flatware, Dishwasher, Kitchen Appliances, Microwave, Gas Grill, Pool, Hot Tub. The House is to be occupied by no more than NINE (9) persons at the maximum, unless otherwise approved by the Owner or Property Manager.

Free wi-fi and large flat screen monitor.

**No Smoking anywhere on property: see item 7 below.
Please observe 15 mph speed limit and note
check-in & check-out times below.**

Payment Method

- Check/Money Order
- Credit Card - complete the following

| | | | |
|--------------------------------|----------------|----------------|----------|
| Name on card | | | |
| Number on card | | | |
| Expiration Date | | CVV Number | |
| Credit Card Billing Address | Street Address | | Zip Code |
| | | | |
| Card Issuing Bank | | Bank Phone No. | |
| Driver's License No. | | Issuing State | |

| | | | | | |
|-----------------|----------------|----------|----------------|--|--|
| Name | | | | | |
| Address | Street Address | | | | |
| | | | | | |
| | City | State | Zip Code | | |
| Phone Number | | | Email Address | | |
| Number in group | Adults | Children | Pets, if any | | |
| Check In Date | | | Check Out Date | | |

Please note check in is at 3pm or after, check out is at 11am

| | | |
|---------------------|--|----------------------------------|
| Rental Fee | | Due 30 days prior to rental date |
| Occupancy tax (10%) | | Due 30 days prior to rental date |
| Deposit | | Due at time of booking |
| Total Due | | Rental Fee + Tax & Deposit |

***Please note the cancellation policy in item #5 of this Agreement.
This Agreement must be returned with deposit or credit card information
to hold desired reservation dates.***

1. I (we), the undersigned, renting The Nomad House, 16764 Nomad Way, Penn Valley, CA, for vacation or recreation purposes, agree to the following:
2. I (we) are responsible for full payment for the entire rental period, a 50% deposit (including 10% occupancy tax) deposit being due with the return of this agreement. In addition, I (we) agree to submit a \$400 security deposit prior to occupancy. If I (we) opt to pay by Visa or MasterCard, I (we) agree that our credit card account be subject to any charges incurred under sections 13-15 of this agreement. I (we) understand that if we pay by credit card, you will wave the \$400 deposit requirement. The rental balance will be due upon arrival. Payments may be made by check, money order, travelers check, or Accepted Credit Card.
3. Reservation is not confirmed until the Rental Agreement has been returned and the deposit cleared.
4. Failure to make payments when due will result in cancellation of this agreement.
5. If I (we) cancel our reservation within two weeks of my(our) scheduled occupancy, the Owner will make every attempt to re-book my (our) reservation. If the reservation is re-booked at the same rate, I (we) will be refunded 90% of the total funds paid. If the reservation cannot be rebooked I (we) understand that the moneys paid may not be returned. Cancellation with two or more weeks' notice will result in a full refund.
6. If I (we) do not personally inspect the premises prior to signing this Agreement, I (we) agree to accept the rental property upon arrival, provided it meets the basic description as listed on the Rental Websites. In Addition, I (we) agree that we will not be entitled to a refund or rent money, nor relocation to another property, and will have no claim or recourse against the Owner, Property Management, etc.
7. I (we), our guests and visitors, agree to not smoke in the house, on the decks, or elsewhere on the property. I (we) agree not to bring onto the premises any pesticides, cleaning products, aerosol sanitizers, air fragrances etc. Also that there will be no loud or large parties in the house or on the premises during our stay, and that I (we) will maintain the premises in good order and appearance and conduct ourselves in a manner inoffensive to the neighbors. In addition, I (we) agree to observe a 15 mph speed limit on all the roads of the subdivision.

8. I (we) our guests and visitors, agree that any drug use on the property, or any disturbance, annoyance, endangerment of, or inconvenience to the neighbors; or use of the premises for any immoral or unlawful purposes, or violation of any law or ordinance or committing waste or any nuisance on or about the premises will immediately terminate our occupancy and this rental agreement will be voided.

9. Owner or owner's agent may enter the premises immediately in the event of an emergency, in order to perform necessary repairs and/or maintenance; and with 24 hours notice, for normal maintenance or to show a prospective renter.

10. Occupancy (including small children, infants and visitors) is not to exceed 9 persons without prior permission from the Owner or Managers. If more than the maximum number is found to be occupying the leased property, I (we) agree that a charge of \$100.00 per person will be made to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit any moneys due. Additionally, this agreement may be immediately terminated without refund.

11. Occupancy of RV campers and/or tents on the premises is not permitted without prior consent of the Owner and/or Property Managers.

12. Pets are permitted with prior authorization.

13. I (we) shall be responsible for all damage, breakage and/or loss to the premises, except normal wear and tear and unavoidable casualties (deemed by Managers of Property) which may result from occupancy. I (we) agree that all pipes, wires, glass, plumbing, household contents, etc., other equipment and fixtures will be in the same condition as at the beginning of our stay, reasonable wear and tear and damage by unavoidable fire and casualty the only exceptions.

14. The property will be left in the same good and habitable condition. Any damages or notable conditions found upon arrival will be reported to the Property Managers within one (1) hour of occupancy. I understand the property will be inspected prior to my (our) inhabitants and when I/ we depart. Otherwise, I (we) agree that repair costs for any damages may be posted to my (our) credit card, or, if I (we) are paying by check or money order, I (we) will promptly submit the moneys due for full cost of replacement/repair.

15. I (we) acknowledge any loss and /or damage to the Property will result in a charge for replacement value to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit the moneys due. I (we) agree to indemnify and hold Owner and Property Managers harmless from all liability, loss or damage arising from any nuisance or harm, carelessness, neglect, or improper conduct made or suffered on the leased premises by me (us), our guests or invitees.

16. The owner shall provide utilities, furniture and fixtures, linens and towels.

17. Prior to vacating the house, renter is responsible to separate all trash and recyclables and place them in their designated bins, ensure all dishes and cookware are clean, and return any furniture that was moved to its original position. Beds should not be "stripped", and towels should not be "piled" when the unit is vacated.

18. Owner shall not be liable to renter, renter's guests, licensees or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Renter shall hold owner and managers harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the premises, and from or against any omission, neglect, or default of renter, his guests, licensees or invitees.

19. This Agreement may not be assigned or the property sublet, and is for the renter's use only. No changes to, or changing of locks of the house/premises are permitted. I /we will not use premises as a location for any commercial film or video without prior consent and arrangement with property managers/owners.

By signing this document, I (we) agree to the terms and conditions stated above, and to enjoy ourselves, relax, and make wonderful memories!

Date: _____

Signature: _____

Print Name: _____