

Thank you for choosing Seadrift Realty. We are pleased to make this reservation for your stay in Stinson Beach. Seadrift Company and the owner of your rental would like you to review, initial, sign, and return the following agreement.

DEPOSIT: Your security deposit is not credited toward your rent, tax, or processing fee. These funds are held as a security deposit should there be any damage to the property or furnishings, any missing items, any extraordinary cleaning required after your stay, or fines incurred by Seadrift Security. You will be notified by us of any problems. These charges will be deducted from your security deposit. The balance of your security deposit will be returned to you 21 days after your departure via your original method of payment. Liability for damage or loss is not limited by your security deposit. In the event damage or loss exceeds the security deposit, the primary person on the reservation will be responsible for the difference. By your signature below, you agree to authorize Seadrift Company to charge your credit card for the excess amount. If you wish to make a future reservation, and would like the deposit to be "rolled over" to your next stay, please speak with one of our rental agents or fill out the blue card in your arrival packet.

RENT, TAX AND FEES: The full rental amount, including the Marin County Transient Occupancy Tax of 10%, is due 30 days prior to your arrival. If payment is not received by this date, your credit card will automatically be charged for the balance due. If this reservation is being made inside 30 days of your arrival date, the security deposit and balance is due in full by credit card payment at the time of booking.

ACCEPTED FORMS OF PAYMENT: We accept Personal Checks, Visa, MasterCard, American Express and Discover.

TELEPHONE USAGE AND FEES: You can find the telephone number of your rental home on Page 1 of this agreement. Most of our homes have calling plans which will cover any long distance or local toll calls. However a few of our homes do not. We suggest you bring a calling card just in case. Calls outside the 868-prefix area (Stinson Beach and Bolinas) are considered toll calls.

CHECK-IN AND CHECK-OUT TIMES: Check-in time is 4:00 PM. Check-out time is 10:00 AM on the date of departure. **Additional charges may be applied for late check-outs.** Frequently, our homes are vacated, cleaned, and re-occupied on the same day, making a punctual departure of the utmost importance. Upon your departure, please confirm that all appliances are turned off, along with any lights, heaters, thermostats, and faucets. Also, please check that all doors and windows are closed and locked. **Items left behind will only be held for 10 days.** If we can identify them as yours, we are happy to send them to you for a \$20 fee plus postage.

EARLY ARRIVAL / LATE DEPARTURE: Seadrift Company and the property owner would be glad to attempt to satisfy your request for an early arrival or late departure. However, this CANNOT BE GUARANTEED.

CHECK-IN AND KEY PICKUP: Please pick up the keys for your rental home after 4:00 PM on the date of your arrival at the Seadrift Company office located at 2 Dipsea Road, Stinson Beach, at the end of Calle del Arroyo, just outside the gates of Seadrift. All guests are given a set of keys for the rental home along with a gate card. **ANY KEY OR GATE CARD NOT RETURNED UPON DEPARTURE WILL INCUR A \$100 CHARGE, WHICH WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT.**

IF YOU ARRIVE AFTER OUR OFFICE HAS CLOSED: a portfolio with your name on it will be left for you at the back door on the right side of our office. Included in your portfolio will be the keys to your rental home, a gate card for the entry gate to the Seadrift community, along with other materials and phone numbers to help make your stay with us as pleasant and effortless as possible.

IF THERE IS NO PACKAGE WITH YOUR NAME ON IT, PLEASE CALL AFTER HOURS EMERGENCY NUMBERS:

Katie Beacock, 415-927-4433 (home) 415-699-3558 (cell)

Initial (____) (____)

Seadrift Co., Realtors
2 Dipsea Road, Stinson Beach, CA 94970



1 of 4 Seadrift 3/07

voice: 415.868.1791 fax: 415.868.1168

CONDITION OF RENTAL PROPERTY: Every effort is made to ensure that the condition of your rental is satisfactory for your arrival. However, if it is not, please notify Seadrift Company immediately upon your arrival of any damages or unsatisfactory conditions. Otherwise, as renters, you must assume responsibility for any damages upon your departure. Further, should any appliances, furniture, or fixtures be damaged or broken during your stay, please inform us immediately so that the item may be repaired or replaced as soon as possible. Please do not contact a repairperson yourself. Seadrift Company or the property owner, must authorize all repairs prior to any repair.

OCCUPANCY AND USE: Please note the number of occupants for your home is listed on Page 1 of this agreement. If you are planning to invite guests during your stay, please discuss your plans with Seadrift Company **PRIOR** to your arrival to review how they may impact your rental home. Failure to adhere to this policy may adversely impact the homes and neighbors. Failure to comply with this can result in your eviction from the property and the forfeiture of your entire Rental Payment & Security Deposit. The rental home cannot be left in possession of any unsupervised minors. Pitching tents within Seadrift or on the beach is not permitted. Please note that all rental homes are strictly NON SMOKING environments. Smoking on the property will result in the forfeiture of your entire security deposit.

GATE ACCESS, SECURITY, AND GUEST POLICY: Along with your rental keys you will receive a gate card that will allow you access into Seadrift when the guard is not on duty. Please DO NOT attempt to follow another car through the entry gate without using the card a second time as the gate will close after each car. Failure to do so may result in damage to your vehicle and the gate. A \$150 fee is charged if the gate is broken.

During the day, a security officer is stationed at the entrance to Seadrift. Please supply Seadrift Security with a list of any and all visitors expected during your stay, otherwise Security will call you for permission for each guest to enter. Their telephone number is 415-868-1520 or fax 415-868-9064.

Please take special care at night with loud noise as sound carries across water. Amplified sound is prohibited. If Seadrift Security is called with a complaint, the first time will be a warning. The second time Security is called, there will be a **\$250** fine and may result in eviction without the possibility of a refund.

Please observe the posted 25 MPH speed limit as children, pets, pedestrians, and bicycle traffic abound. When parking your vehicle, we ask that you not infringe upon the rights of other guests or homeowners by using their parking spaces, and that you park completely off the pavement.

FIRES: Fires on the beach and dunes are strictly **prohibited** and will result in a \$500 fine.

PETS: Pets of any kind are not permitted in most of our rental homes. If any pets are found to be on those properties, including visiting pets from friends or neighbors, your full security deposit will be forfeited. There are a few homeowners who will allow one dog. This must be arranged in advance with a \$100 pet fee.

TRASH PICK-UP: Three garbage cans are provided for your use, **blue** for recycling, **green** for green waste and **brown** for trash. Trash pick-up is Wednesday morning, the blue recycling can will need to be put out to the curb the night before as the garbage company will not pick it up at the house. Any excess garbage that must be picked up by our disposal company will be charged at \$15 per bag, **this includes garbage put in either green waste or recycling cans.**

FIREWOOD: Many of our homes have fireplaces and most of our owners provide firewood. Please remember to bring kindling. Please **DO NOT** place ashes from the fireplace or BBQ in the garbage can or paper bags. Leave them in the fireplace or put them in the metal ash can provided. The cleaning crew will dispose of them properly. **** If you use all of the firewood or none is on hand when you arrive, please let us know so that we can order more.**

LINENS AND TOWELS: The homeowner has provided an initial supply of LINENS and BATH TOWELS. However, we do suggest you bring extra towels as **WE DO NOT PROVIDE DAILY MAID SERVICE.** Please contact our office if you would like us to arrange for additional maid service. We also suggest you bring your own BEACH TOWELS.

Initial (____) (____)

Seadrift Co., Realtors
2 Dipsea Road, Stinson Beach, CA 94970



2 of 4 Seadrift 3/07

voice: 415.868.1791 fax: 415.868.1168

CANCELLATION POLICY: Should the occasion arise which would necessitate a cancellation, please be advised that the amount of your security deposit shall be retained as a cancellation fee, unless you have notified us in writing at least 60 days prior to your rental arrival date. If you should cancel between 31 and 60 days prior to arrival, your deposit will be forfeited unless we are able to re-rent the property. However, if you should cancel within 30 days prior to your arrival date, you will be obligated to pay the property owner the full amount of rent, unless Seadrift Company or the property owner is able to re-rent the property. Should we be able to replace your reservation dates with another guest, your monies will be returned less a \$75 cancellation fee. In all cases the \$75 cancellation fee will be charged.

POOLS AND HOT TUBS: Should your vacation rental property include either a pool or a hot tub, please adhere to the following guidelines:

Please rinse off prior to entering the hot tub or pool for your protection as well as others. Do not use any body oils or scented additives in the water. Sand can damage the equipment. Please be advised that if the hot tub service contractor determines excessive use of the hot tub, or contamination in any way, there will be a **\$200** cleaning fee. This consists of flushing out the entire hot tub, scrubbing and cleaning, then refilling. Never leave children unattended in a spa. Observe all precautions regarding use of drugs or alcohol. Hot water is unsafe for pregnant women. ***If you choose to use the hot tub, you are doing so at your own risk. Please use caution.***

All efforts are made to insure that spas are in good working order at all times. If there should be an unexpected breakdown of the hot tub or pool prior to or during your stay, Seadrift Company will do our best to provide repair service as soon as possible. However, due to the problematic nature of hot tubs and pools, and our remote location, we cannot guarantee the function of a hot tub or spa. In the event that repair is not possible during your stay due to circumstances beyond our control, such events will NOT alter, void, or cancel this agreement and will **not** result in any monetary adjustment of any kind.

INDEMNIFICATION: Tenants agree to INDEMNIFY and HOLD HARMLESS the property owners and Seadrift Company for any injury, damage, or any other kind of loss (including attorney's fees and costs) resulting from the use by tenants and their guests of the following:

In 2006 the Rip-Rap revetment (rock wall) was reinforced to protect the Seadrift beachfront homes in large storms. If your rental is an oceanfront home we ask you to use extreme caution when traversing the revetment. Your access to the beach over the revetment is done at your own risk and you agree to indemnify and hold harmless Seadrift Company and the property owner as set forth above. Your rental home may have recreational equipment such as canoes, boats, or other water equipment. By your use of any equipment, **you are doing so at your own risk, and with your agreement to indemnify and hold harmless Seadrift Company and the property owner. Please use caution.**

Please sign and date acknowledging that you have read, understand and agreed to the contents of this document.

Tenant (1): _____

Date: _____

Tenant (2): _____

Date: _____

If you have any questions regarding this contract, please call to discuss them with a rental agent.

Please return to: **Seadrift Co., Realtors**
2 Dipsea Road
Stinson Beach, CA 94970
voice: 415-868-1791
fax: 415-868-1168

Directions to Stinson Beach and our Office: From Hwy 101 - Take the Stinson Beach Hwy 1 Exit. When you come over the mountain you drop into the town of Stinson Beach. Continue through town, past the State Park entrance (on your left). Drive on past the cluster of small business offices (video store, etc.) on your left. Turn left onto Calle del Arroyo and continue down the road until you come to the Seadrift gates. Seadrift Company is directly to your right.

Reservation # _____

Seadrift Co., Realtors
2 Dipsea Road, Stinson Beach, CA 94970



Seadrift Co.
REALTORS®

3 of 4 Seadrift 3/07

voice: 415.868.1791 fax: 415.868.1168