



www.rusticcottages.com

## RUSTIC COTTAGES

7449 North Lake Blvd. • P.O. Box 18 • Tahoe Vista, CA 96148

Ph. (530) 546-3523 • Fax (530) 546-0146

Toll Free 1 (888) 7-RUSTIC

email: rustic@rusticcottages.com

### The Meadow Vista House 260 East Agatam • Tahoe Vista, CA

Built in 1989, this is a 3-bedroom, 2-bathroom, 1950 square foot two-story Tahoe-style home will sleep up to 12. It includes:

- Master bedroom upstairs with queen-size bed
- Bedroom with queen-size bed and daybed
- Bedroom with king-size bed
- 2 adjoining living areas with four daybeds (one with pull-out mattress underneath), dual fireplace, cable TV, DVD/videotape player
- 2 full bathrooms, both with tub/shower combo
- Kitchen w/microwave, dishwasher, refrigerator, range, oven, coffee maker, dishes, pots & pans, etc.
- Dining area in kitchen that seats 8
- Washer & dryer
- Large deck with hot tub overlooking meadow
- Yard with spacious lawn area, barbeque, patio furniture

Also:

- Beautiful Benicia iron beds with Serta mattresses
- Use of the Rustic Cottage video library
- Easy walk to beach, hiking trails & restaurants
- Driveway & pathway snow removal
- Towels & sheets provided
- Quiet residential neighborhood
- Low elevation, easy access
- Free wi-fi access

What is expected from you:

Please treat our house with respect. This is a nice house in a quiet residential neighborhood. If you can't promise to treat our property and neighbors with respect, please don't rent it. We have worked hard to make this house nice, so it isn't worth any amount of money to see what we have accomplished be destroyed. No more than 12 people allowed. Sorry, **no pets** and **no smoking**. The Meadow Vista has a full kitchen, so breakfast at the Rustic Cottages is not included.

Upon your departure, please let us know if you broke anything or if anything needs our attention. Also upon your departure, please wash all pots & pans, put the dishes in the dishwasher and start it. Put the garbage in the Rustic Cottage dumpster. Put all the used towels in a pile in the bathtub. Take a minute to tidy-up things--put the furniture back as it was; look for articles you may be leaving behind. Most importantly, have a great time!

Rates (plus 10% room tax):

- \$449 per night (up to four nights) - two night minimum
- 5 nights - \$2,020 / 7 nights - \$2,765 / additional nights \$395
- \$400 cleaning/security deposit, promptly refunded as long as house is left in satisfactory condition

**Small weddings & gatherings are by prior permission only. Other fees & contract required.**

**REGRETTABLY, THIS CONTRACT IS NON-REFUNDABLE AND NON-CHANGEABLE**

**\* \* \* BE VERY SURE OF DATES BEFORE SENDING MONEY \* \* \***

*If you have any doubts, consider staying at the Rustic Cottage Resort due to the more flexible cancellation/change policy.*

Number of nights: \_\_\_\_\_ Rental Amount: \$ \_\_\_\_\_

10% Tax: \$ \_\_\_\_\_

Security Deposit: \$ \_\_\_\_\_ 400.00

**Total Amount Due: \$ \_\_\_\_\_**

If paying by check, please make checks payable to: Rustic Cottages

If paying by Visa,  
MasterCard or Discover :

ACCOUNT #												EXP. DATE			

I AGREE TO PAY THE ABOVE TOTAL AMOUNT ACCORDING TO MY CARD ISSUER AGREEMENT.

I have read and agree to the above rules. I understand that this contract is non-changeable and that any monies paid are non-refundable.

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Signature

Date

Print Name