www.rusticcottages.com

RUSTIC COTTAGES

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The Birdhouse

365 Agatam • Tahoe Vista, CA

Built in 1989, this is a 3-bedroom, 1½ bath, 1800 sq. ft. two-story home that will sleep up to 10. It includes:

- Master bedroom with king-size bed
- Bedroom with queen-size bed
- Bedroom with two daybeds (one with trundle)
- Full kitchen with microwave, dishwasher, refrigerator, range, oven, coffee maker, dishes, pots & pans, etc.
- Jacuzzi bathtub in downstairs bathroom
- Deck with patio furniture & barbeque
- Living area upstairs with two daybeds (one with pull-out mattress underneath), sofa, woodstove, cable TV with DVD/video tape player
- Large dining area that seats 8, plus 4 at kitchen table
- Washer & dryer
- Fenced yard with lawn area
- Free wi-fi access

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
- Beach parking at the Rustic Cottages
- Quiet residential neighborhood
- Low elevation, easy 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. The next-door neighbor is a sheriff--so this is not a party house. Sorry, **no smoking**. The Birdhouse has a full kitchen, so breakfast at the Rustic Cottages is not included. Please let us know if you broke anything or if anything needs our attention. Upon your departure, please wash all pots & pans, put the dishes in the dishwasher and start it. Put the garbage outside on the top deck (so animals can't get to it). 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):

- $369 per night (up to four nights) - two night minimum
- 5 nights - $1,660 / 7 nights - $2,275 / additional nights $325
- If you're bringing pets, please add $20 per pet per night to the Rental Amount
- $400 cleaning/security deposit, promptly refunded as long as house is left in satisfactory condition

Due to zoning restrictions, weddings are not allowed at this location.

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: $ _____ ☐ Will be bringing pets #_____

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