



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**.

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):

- \$399 per night (up to four nights) - two night minimum
- 5 nights - \$1,795 / 7 nights - \$2,460 / additional nights \$350
- If you're bringing pets, please add \$40 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 # \_\_\_\_\_

12% 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