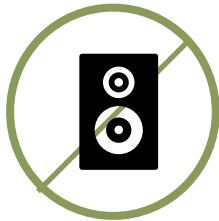
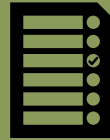
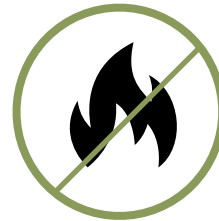




House Rules



No Parties! \$650 fee & immediate eviction from property for violators



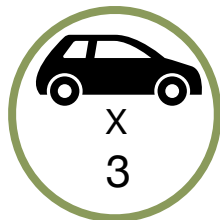
No Outdoor Fires. Smoking (of any kind) is not permitted on property



Quiet hours are from 10:00 pm to 8:00 am. Please minimize noise outside and respect neighbors



Maximum occupancy overnight: 8 registered adults (over age 5). Daytime: 2 additional visitors



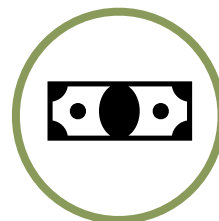
Up to 3 vehicles may park in the driveway. Street parking is not permitted when snow is present



No pets allowed



No bear box. Trash services are every Friday. No more than 2-3 bags of trash per short term stay unless staying 1 week or more.



Should any violations of the VHR ordinance occur, fines may be imposed in accordance with El Dorado County Municipal Code (§5.56.180 and §5.56.190)

THANK YOU FOR YOUR CONSIDERATION!

SHORT TERM RENTAL AGREEMENT

1. The Parties

This agreement made between the renter, hereinafter referred to as "Tenant", and property owner, hereinafter referred to as "Landlord".

2. The Property

Property Location: 7071 Lakewood Drive, Pollock Pines, CA 95726

3. Period and Guests

Total people in renting party consists of maximum 8 Adults (over 5 years of age). Rental period begins at 3:00 PM (local time) and ends at 11:00 AM. During the daytime, two additional visitors are permitted as long as permission is given by the property manager.

4. Termination

The Landlord has the right to inspect the premises and complete necessary repairs with prior notice as stated with the applicable Provincial laws. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with applicable law. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.

5. Maintenance and Repairs

The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.

6. House Rules

Tenant agrees to abide by the House Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Tenant permits on the property to abide by such rules at all times while at the property.

7. Vehicles

Up to three vehicles are permitted to park in the driveway. Additional street parking is available, but only when conditions are acceptable. Essentially, this is when there is no snow present. Otherwise, the street must be clear so snow removal equipment can perform their duties.

8. Trash

The Tenants shall dispose of all waste material generated during the rental period in the designated garbage and recycling area. Trash services are every Friday. No more than 2-3 bags of trash per short term stay unless staying 1 week or more. No bear box exists as it is not required in this part of El Dorado county.

9. Subletting

The Tenant shall not have the right to sublet the property.

10. Quiet Enjoyment

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. The posted quiet hours are from 10:00 pm to 8:00 am.

11. Partying

No parties are permitted under any circumstances. A \$650 fee and immediate eviction from the property will occur if excessive noise, damage, or partying occurs.

12. Essentials

Landlord shall provide the Tenant with towels, linens, cups, knives, forks, spoons and dishes. It is the responsibility to the Tenant to clean the forgoing during the tenancy.

13. Landlord's Liability

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

14. Attorney's Fees

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

15. Violations

Should any violations of the VHR ordinance occur, fines may be imposed in accordance with El Dorado County Municipal Code (§5.56.180 and §5.56.190).

16. Use of Property

Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household nor will it be used for commercial purposes.

17. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

18. Showings

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the Tenant's stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's term. Tenant shall allow reasonable viewings of the home between 9 am and 8 PM (local time) whether they may be present or not.

19. Firearms and Hazardous Materials

Firearms shall not be allowed on the premises. Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.

20. Illegal Use

Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits. No Tenant shall grow any Marijuana, Cannabis or similar plant in any part of the premises.

21. Possessions

Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 15 days they shall become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

22. Internet

High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

23. Outdoor Fires

Despite permits for campfires in El Dorado county, **No Outdoor Fires** are permitted on the rental property.

24. Manager/Landlord Contact

Landlord/Manager's Name: **Mariah Bridges**

Landlord/Manager's Telephone: **(916) 289-1644**

Landlord/Manager's E-Mail: **airhosterllc@gmail.com**

Landlord/Manager's Address: **3621 Indian Creek Rd, Placerville, CA**