

## GUIDELINES FOR SKYLONDA COTTAGE, WOODSIDE, CA, 94062

**RENT AND TERM OF OCCUPANCY** -- Rent is \$2800/month (\$100/day shorter-term) for house (w/o garage), including utilities up to maximum of \$600/month (electricity, gas, garbage, water, wireless Internet, TV cable, and nation-wide telephone service). A thorough cleaning should be done at move-out, either by tenants or by our recommended cleaning service for their fee of \$125.

**GENERAL GUIDELINES** – Guidelines below reflect the fact that the rental is of a short-term nature:

Keep yards and garbage areas clean. Gardening and trimming of plants are normally handled by the owners unless otherwise agreed on. In particular, no established plants should be removed or transplanted.

Note that dwelling is provided in a completely furnished state. Any additional tenant-provided furniture should be free-standing without attachment to the walls, ceiling, or floors. In particular, no attachments are to be made to the logs which form the structural support of the dwelling, either inside or outside. No painting or other alterations should be done. No water-filled furniture is allowed. Furniture should be covered over if pets are allowed up; cats must be controlled so that they do not harm the furniture; do not move large furniture pieces without asking landlords. Garbage pickup is Wednesday mornings (early around 6 am!) – one garbage can and two recycling bins are available in the yard and should be placed outside the gate for pickup.

Avoid making loud noises/disturbances or playing music, radio, TV in a way which would disturb the peace and quiet of others in the neighborhood. Dog barking must be controlled.

Park cars in the off-street parking provided in yard. Do not park in front of garage, which is not included in rental. If additional parking is needed for entertaining, check with us, and we will try to provide whatever you need.

Take care in building fires in the fireplace insert such that sparks are not ejected onto the carpet. This may be done by using the doors or screen provided and by using the small area rug provided in front of the hearth.

Take necessary precautions with use of the septic tank system. The toilet Washlet/bidet has a cost of \$500 and should be treated with care – in particular, do not sit on the Washlet lid; use the bench next to the sink to sit on! Use only light, single-ply toilet paper and throw as little as possible into the toilet. Do not throw any other materials into the toilet (**paper towels, especially non-tear, are always deadly, as they snag on roots 100% of the time and act like a cloth to completely block the flow**). The use of biodegradable soaps for dishwashing and hand clothes washing is also highly desirable.

**Be reasonable with utility usage – turn gas and electrical appliances down or off at night and when absent. Owner-paid utilities only work if tenants exercise care (daytime – 72<sup>o</sup>; nighttime/away – 60<sup>o</sup> or off). Our telephone provider OOMA charges for Directory Assistance (411) Calls, for Operator Assisted Calls, and for calls outside the 50 US states. and does not support 900 numbers and phone chat services. Our TV provider COMCAST charges for On-Demand Pay-for-Play movies and features. Tenants are responsible for all OOMA and COMCAST fees listed above!**

There are 2 sets of linens for each of the 2 beds (total of 4 fitted sheets, 4 non-fitted sheets, and 8 pillow-cases) and 2 sets of towels for 2 people (total of 4 bath-towels, 4 hand-towels, and 4 wash-cloths). This allows for washing linen and towels.

Owners' insurance does not cover Tenants' personal belongings. Tenants should obtain their own such insurance.

**Please, no smoking inside house by tenants or guests! A \$500 portion of the \$1000 deposit will be retained if smoking occurs, due to the extensive clean-up/replacement costs of curtains, carpet, bedclothes, etc. required!**

Rent is due by cash, check, or money order on 1<sup>st</sup> of each month.

Owners have the right to inspect the dwelling at reasonable times. Tenants are obligated to promptly pay for repairs of all damage, including drain stoppages and broken windows, they or their guests have caused.

Committing or permitting violations of the law on the premises is cause for immediate eviction. Eviction notice for other causes is 30 days. Tenants' notice to landlords for leaving is a minimum of 15 days (30 days desirable). Please note that extension of rental will be considered only if the above guidelines have been conscientiously observed.

**PHONE NUMBERS** -- Owners  
Cottage  
SM County Sheriff's Office / Fire 911 (Emergency)

650-851-0174 (Landline)  
650-434-5460 (Landline)  
650-363-4911 (Non-Emergency)