

SAMPLE RENTAL AGREEMENT – 131 Skylonda Drive, Woodside CA 94062, dated 08/01/2023

OCCUPANT(S) – Xxxxxx Yyyyyy and Xxxxxx Yyyyyy

RENT AND TERM OF OCCUPANCY -- Rent is \$3600/month on a **renewable monthly basis (not a lease)**, with 30-day notice to vacate from either landlord or tenants—for furnished, non-smoking house+yard (not including workshop straddling property line), including utilities (electricity, gas, garbage, water, Internet, telephone). Scheduled stay is from 3 pm of August 1, 2023 to 11 am of September 1, 2023, renewable monthly by mutual agreement. *NB – Subletting is not permitted. A “tenant at will” can be asked to leave at any time without notice. “Tenants at will” include: 1) unlisted “roommate” with total accumulated tenancy of more than 7 days; 2) unlisted “sub-tenant” paying rent to tenant; 3) overnight “guest” causing a disturbance.* A thorough cleaning at move-out is required by tenants (or by our recommended cleaning service at tenants’ expense). The terms of this agreement, including move-in/move-out times, shall also apply to any time extensions. A security deposit of \$1000 in advance is required, refundable at move-out if property is left in acceptable condition, *but under no circumstances is the security deposit to be used as rent.*

GENERAL – Guidelines (below) reflect the fact that the rental is on a **renewable monthly basis (not a lease!)**:

- 1) 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 without permission..
- 2) Because the rental is on a **renewable monthly basis (not a lease)**, dwelling is provided in a completely furnished state. Any additional small, tenant-provided pieces of furniture should be free-standing without attachment to the walls, ceiling, or floors (and, in particular, not to the logs which form the structural support of the dwelling). 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.
- 3) Garbage pickup is Wednesday mornings (around 6 am!) – a 20-gallon garbage can + two recycling bins are provided – to be placed outside the vehicle gate for pickup.
- 4) 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.
- 5) Park cars in the recessed areas just outside the vehicle gates to 127 and 131 Skylonda (not in front of the workshop straddling the 127/131 property line, which is not a part of the rental). If additional parking is needed for entertaining, check with us, and we will try to provide what you need.
- 6) 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, combined with using the small area rug provided in front of the hearth.

SEPTIC TANK SYSTEM – Skylonda is rural in nature and is not connected to city sewage lines. 131 Skylonda, like all houses in this area, utilizes a septic tank. To protect the septic tank in 131, a **Toto Washlet/Bidet** has been installed in the bathroom (a Bidet is a device which provides a directed jet of clean warm water which takes the place of toilet paper). All paper or other materials **must be placed** in the waste basket next to the toilet and disposed of in the trash. **Do not throw non-organic materials such as paper into the toilet** – the paper will snag on redwood roots 100% of the time and block the flow from the toilet, resulting in costly expenses (considered to be tenant-incurred). Please do not sit on the Washlet lid – use the bench next to the sink to sit on!

UTILITIES – Be reasonable with utility usage – turn gas and electrical appliances down or (preferably) off at night and when absent. **Owner-paid utilities only work if tenants exercise care** (daytime – 72°; nighttime/away – 60° or off). Our telephone provider OOMA charges for Directory Assistance (411) Calls, for Operator Assisted Calls, for calls outside the 50 US states, and does not support 900 numbers or phone chat services. **Tenants are responsible for all such charges!**

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

INSURANCE – Owners’ insurance does not cover Tenants’ personal belongings.

SMOKING – The house/yard are all non-smoking areas (including vaping and drugs) **for tenants and guests!** In case of non-observance immediate notice will be given, and the deposit will be used for cleaning/defumigation purposes with no refund.

RENT PAYMENT – Rent is due by cash, check, or money order to Kathleen Craig on 1st of each month.

MISCELLANEOUS – Owners have the right to inspect the dwelling at reasonable times. Tenants are obligated to promptly pay for repairs and/or any damage (including drain stoppages and broken windows) they or their guests have caused.

BREAKING THE LAW – Committing or permitting violations of the law on the premises is cause for immediate eviction. Normal eviction notice for other causes is 30 days. Tenants’ notice to landlords (and vice versa) for leaving is 30 days.

NB – Renewal of the (non-lease) monthly rental will be considered only if the above guidelines have been observed.

PHONE NUMBERS -- 127 Skylonda Drive

131 Skylonda Drive

SM County Sheriff’s Office / Fire

650-851-0174 (127 Landline) 650-544-1441 (Cell)

650-434-5460 (131 Landline)

911 (Emergency) 650-363-4911 (Non-Emergency)

Signed First Tenant _____

Second Tenant _____

Signed First Landlord _____

Second Landlord _____