

SHORT TERM TRANSITIONAL HOME RENTAL AGREEMENT

Personal, 4 digit, entry code: []/[]/[]/[]

SHORT TERM TRANSITIONAL HOME RENTAL AGREEMENT
(please print legibly in ink)

The Farm Cottage, Transitional Home

Cottage address: 1291 ESRO Road, Fairbanks, Alaska 99712
Cottage phone: 907-488-1950

This agreement made this [] day of [], 20[] between

Name(s) []

Name(s) []

Phone ([]) []

Address []

(hereinafter called the Guests) and Chris DuBois and/or Nancy Davidian (hereinafter called the Hosts) concerning the short term rental of the property located at 1291 ERSO Road, Fairbanks, Alaska, 99712. Total people renting: []. Adults: [] Children: [] not to exceed 2. Rental period begins at 3 pm on [] and ends at 11 am on [].

Total Rental Amount: [] June - Aug: \$1300.00/month
[] April, May, Sept: \$1250.00/month
[] Oct, Nov, Dec, Jan, Feb, Mar: \$1200.00/ month

Deposits are due with the return of a signed agreement. Date: []
50% (1st half) of the total reserved days or first month's rate: \$ []
(Given 4 weeks notice of cancellation, we will return your deposit less a \$25 handling fee. Cancellations received less than 4 weeks in advance are non-refundable.)

The balance is due 2 weeks prior to commencement of the rental. Date: []
\$ []

Plus
Security/Cleaning Deposit: \$ []
Total Amount Due: (50% of reservation plus security deposit) \$ []

Guests are responsible for electricity bills greater than \$95 dollars / month. Rates are base on the service provider's (GVEA) current Kwm charge. Meter reading upon arrival: [] and meter reading at departure or at the end of the month: []. Any excess electrical charges will be paid by the Guest before departure or at the end of the month.

Terms of the Agreement:

- 1. Our Guests expressly acknowledge and agree that this Agreement is for transient occupancy of the Farm Cottage, and that Guests do not intend to make the property a residence or household.
2. The Host has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Every effort will be made to respect our Guests' privacy with 24 hours notices prior to maintenance and/or repairs. Should the Guest violate any of the terms of this agreement, the rental period shall be terminated at the end of the reserved period. The Guests waive all rights to process if

SHORT TERM TRANSITIONAL HOME RENTAL AGREEMENT

- they fail to vacate the premises upon termination of the rental period. The Guests shall vacate the premises at the expiration time and date of this agreement.
3. Hosts will provide a maintenance walk through every 30 days per Monthly Maintenance Checklist. Request for maintenance will be addressed within 24 hours upon the Guests report. Guests shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Guests shall leave the premises in a ready to rent condition (as you found it) at the expiration of the rental agreement, defined by the Host as being immediately habitable by the next Guests. Guests shall pay for maintenance and repairs should the premises be left in a lesser condition and should they exceed the security deposit. Host shall deduct costs of said services from the cleaning/ security deposit prior to refund if Guests cause damage to the premises or its furnishings. Every effort will be made to keep our homes maintenance needs in excellent condition and Guest agrees to allow the 30 days maintenance inspection.
 4. The Guests shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bin provided for pickup. The garbage will be picked up early Wednesday and Saturday mornings. Guests are cautioned not to leave trash outside the bin provided, because it attracts animals; most, bigger than you.
 5. The Guests shall pay for any damage done to the premises over and above normal wear and tear.
 6. No animals or pets of any kind will be brought onto the premises.
 7. The Guests shall not sublet the property.
 8. The Guests shall have no more than 2 (two) guests, over maximum occupancy, reside or sleep on the premises. If a greater number of guests are expected, please discuss maximum occupancy with Host.
 9. The Guests shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding residents and wildlife on the farm. The Guests shall not create noise or disturbances likely to disturb or annoy the surrounding residents. Creating a disturbance of the above nature shall be grounds for termination of this agreement. Quiet hour starts at 10 PM.
 10. There shall be no smoking inside the premises; this includes the decks and surrounding grounds. Smoking will be permitted, at your own risk, away from the immediate grounds.
 11. Hosts shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the host's family. Toilet paper, soap, dish detergent, laundry soap, shampoos, and other consumables are to be purchased by the Guest. No reimbursement will be made for unused consumables left at the premises. If consumables exist at the premises when the Guest arrives, the Guest is free to use them...
 12. Guests expressly recognize that any insurance for property damage or loss, which the Host may maintain on the property, does not cover the personal property of Guests, and that Guests should purchase their own insurance if such coverage is desired.
 13. Rental Deposit amount is fully refundable up to 4 (four) weeks prior to the beginning of the rental period, minus a \$25 handling fee.
 14. We occasionally experience electrical outages that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.
 15. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions. Traveler's insurance is encouraged.
 16. There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments. Traveler's insurance again encouraged.
 17. It is the Guests responsibility to learn about, fire extinguisher operation, fire exit procedures within the home and safety precautions regarding local cold weather conditions.
 18. No firearms shall be allowed on the premises. Firearm use on our property is prohibited.
 19. Guests agree that fireworks and other hazardous materials shall not be used in or around the property.
 20. Guests shall use the property for legal purposes only. Activities, such as but not limited to, illegal drug use, abuse of any person or animal, harboring fugitives, etc.; shall be immediately reported to the Alaska State Troopers, and cause for immediate termination of this agreement with no refund of rents or deposits.
 21. Guests agree not to access the "Owner's Storage Cabinet", even though unlocked, which contains cleaning supplies and chemicals that could be hazardous to children and adults. The Owner's Storage Cabinet" is located in the kitchen.

SHORT TERM TRANSITIONAL HOME RENTAL AGREEMENT

- 22. Guests are advised that the property contains a propane barbeque, electric range and oven, dishwasher, forced-air heating furnace, electric hot water heater, and electric washer; and will seek help from the Host if the proper operation of such items is not fully understood.
- 23. The property has a fire extinguisher located under the kitchen sink. The fire extinguisher was fully charged at last inspection. It is the duty of the Guest to inform the Host immediately should the fire extinguisher become less than fully charged. Guest agrees to use the fire extinguisher only for true emergencies.
- 24. The property has smoke detectors installed and they are believed to function properly at the time of rental. Guests will notify the Host without delay if a smoke detector "chirps" or has a low battery condition.
- 25. Guests are advised that there is a carbon monoxide detector, located in the living room area. If the carbon monoxide detector alarms all Guests and guests should evacuate the Farm Cottage immediately and retreat to 1293 ESRO Road at anytime of the day or night, while notifying the Host immediately.
- 26. Guests shall see to their own security while in the property by locking doors, windows, etc when it's prudent to do so. The main entrance is equipped with a 4 digit entry code. No keys are required. Your personal code will be provided with a completed Rental Agreement.
- 27. Valuable items left behind by Guests will be held for the Guest; and every reasonable effort will be made to contact the Guest for return. If items are not claimed for longer than 2 months they shall become the property of the Host. The Host shall not be held liable for condition of said items.
- 28. Only digital TV reception is provided.
- 29. 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.
- 30. Guests agree that the thermostat in the home shall not be set above 75 degrees, and shall remain set on "Auto". Doors and windows shall be closed during the heating season. Automobile engine heater timers are provided in the carport.
- 31. There is a long distance block on the telephone - a calling card is needed for long distance toll calls, personal cell phones also work. Emergency medical and police service can be called by dialing 911.
- 32. Guests will report all maintenance needs to the Host as soon as they are needed. Any unapproved maintenance done by or contracted by the Guest will be considered a violation of this agreement.

Please fill out and sign 2 (two) copies of this Agreement, mail both copies to Host, or complete the Agreement and email to arcticrootsfarm@alaska.net. One executed original will be mailed or emailed back to you with your personal 4 digit entry code.

Host's address: Chris DuBois and Nancy Davidian, Arctic Roots Farm, 1279 ESRO Road, Fairbanks, Alaska 99712

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Guest Date

Guest Date

Host Date

Host Date