

Hill Farm Homeowner's Association Farmhouse Bedroom Rental Agreement

This agreement is an attachment to the Farmhouse Rental Policy, Resolution #10-12A

1. Bedrooms are available for rent by Hill Farm homeowners.
 - **Bedroom #1:** \$50 / night. Furnished with 2 twin beds.
 - **Bedroom #2:** \$50 / night. Furnished with 1 queen bed.
Bedrooms 1 and 2 are separated by a full bath (shower over tub), which makes this "suite" very convenient for up to four people. When only one is rented, the other is not available to an unrelated party.
 - **Bedroom #3:** \$50 / night. Furnished with 1 king bed; includes dressing room, and private bath with shower (no tub).
 - **Kitchen Privileges:** \$20 / week. Use of the kitchen for snacks, coffee, etc provided stay does not conflict with a previously scheduled Clubhouse rental.
2. The maximum period of rental is 7 consecutive days. Any period in excess of 7 days requires approval from the reservations manager.
3. A security deposit of \$150 is required at the time of reservation and will be returned after the rooms are inspected, keys are returned, and there are no violations of this agreement. Lost keys will result in charges to the homeowner for changing of locks and the supply of replacement keys. The rental fee is due when the keys are picked up.
4. Homeowner's personal checks are the only form of payment accepted for the security deposit and rental fee.
5. All towels, sheets, and pillowcases must be washed and replaced by the host homeowner by 3:00pm on the day following use.
6. Use of the kitchen, living room, and/or dining room is not included in the rental of one or more bedrooms. Separate arrangement and payment for kitchen privileges is required.
7. Please do not leave food or open containers in the bedrooms or bathrooms. Such items are an invitation to ants, field mice, and cockroaches.
8. The host homeowner shall accept full responsibility for the rooms and furnishings.
9. Vehicles used by the occupants of the rented bedrooms must display a Hill Farm Parking permit, which will be issued when the key is picked up. **Designated parking is in the guest lot immediately west of the pool area.** The parking permit should be displayed in the windshield to distinguish guests from trespassers.
10. No Smoking anywhere in the Farmhouse or bedrooms.
11. Host homeowners are responsible for informing their guests of the rental policies.
 - Check out is 12:00 noon the day following use. Persons failing to check out by 12:00 noon will be charged for an additional night.
 - Remove all items from the refrigerator (if kitchen privileges were added).

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- Place all trash and recyclables in the garbage containers outside.
 - Turn off lights and appliances; adjust the thermostats appropriately.
 - Ensure all doors and windows are shut and locked.
12. Since demand for these rooms is fairly constant, if you find you must cancel your reservation, please do so well in advance so that the facilities may be made available to other members who have been placed on the "wait list."

Liability Waiver

I (we), _____, do hereby agree to hold harmless and indemnify the Hill Farm Homeowner's Association, Inc., an Arizona non-profit corporation, including any members, officers, directors, employees, advisory board members, or assigns from and against any and all liability arising out of or in any way related to any claims, demands, causes of action arising from the use of the Hill Farm Homeowner's Association, Inc. farmhouse and accompanying facilities, including the swimming pool, spa, playground, lake, and any other common area uses that are controlled, operated, or owned by the Hill Farm Homeowner's Association, Inc. The indemnification shall include, but not be limited to, attorney's fees, costs, and damages related to any enforcement of this agreement.

Please make secure arrangements for cash and valuables. Hill Farm shall assume no responsibility for items lost or stolen from the farmhouse.

_____ I have read and understand the Farmhouse Rental Policy, Resolution # 10-12A.
Initial

Homeowner(s): _____ **Street Address:** _____

Primary Phone: _____ **Alternate Phone:** _____
All HOA dues and assessments must be paid in full at the time of reservation and rental.

Signature of Homeowner: _____

Date: _____