

Hill Farm Homeowners Association
Farmhouse Bedroom Rental Agreement *(revised 5-16-18)*

AVAILABILITY, RATES & PAYMENT

1. Bedrooms are available for rent by Hill Farm homeowners in good standing (dues and assessments current, and no violations) on a first-come reservations basis. Tenants of Hill Farm homeowners may also rent bedrooms. Check-in time is 3:00 p.m., Check-out time is 12 noon.
2. Room Rates
 - Bedroom #1 — \$60/night furnished with 2 twin beds
 - Bedroom #2 — \$60/night furnished with 1 queen bed
Bedrooms 1 and 2 are connected by full bath (shower over tub) which makes this "suite" very convenient for up to four people. To ensure privacy, when only one room is rented, the other is not rented to an unrelated party.
 - Bedroom #3 — \$70/night. A spacious room furnished with 1 king bed, includes dressing room and private bath with shower (no tub) and screened-in porch.
 - Kitchen Privileges: \$20 for a period up to 7 consecutive days for the use of the kitchen for snacks, coffee, etc. however those renting the Clubhouse area have priority use of the kitchen facilities for the duration of their event.
3. If you are renting just bedroom(s), please adjust the thermostat in the bedroom hallway only.
3. The maximum period for bedroom rentals is normally 7 consecutive nights. Longer periods are allowed with Farmhouse Committee approval.
4. A security deposit of \$150 payable to the Hill Farm HOA is required at the time of reservation and will be refunded after the keys are returned, rooms inspected, and there are no violations of this agreement.
5. Keys will be available on the first day of the rental and on submittal of the rental fee.
6. Lost keys may result in charges to the homeowner for changing locks and replacing keys.
7. Homeowners' or tenants' personal checks are the only forms of payment accepted for the security deposit and rental fee. No third-party checks, cash, or credit cards are accepted.
8. Wi-Fi is provided as an amenity; if it is not functioning, there is no refund.

HOUSE RULES

9. During the rental period, the host homeowner is responsible for the safekeeping of the Farmhouse rooms and furnishings, and compliance with all rules and posted signs.
10. The host homeowner is responsible for laundering and replacing the sheets and towels by 3:00 p.m. on the day of check out. There are other sheets available should you need additional time for laundering. Also, a departure housekeeping service is available for a fee, ask for details.
11. Use of the kitchen, living room, and/or dining room is not included in the rental of one or more bedrooms. Kitchen privileges are available at extra cost (see above).
12. The living room and other spaces not included in the rental may not be used for additional overnight guests.
13. Kitchen and other breakages or damage must be reported and paid for.
14. Food or open containers must not be left in the bedrooms or bathrooms. Such items are an invitation for ants, field mice, and cockroaches.
15. Designated parking is in the guest6 lot immediately west of the pool area. Parking permits will be issued when the key(s) are distributed. Vehicles used by the occupants of the rented bedrooms must display the permit in the windshield to distinguish their vehicles from those that may be illegally parked.
16. Pets, smoking, burning candles and firearms are NOT permitted anywhere in the Farmhouse or bedrooms at any time.
17. If occupants leave the Farmhouse temporarily during their rental, doors and windows must be closed and locked, appliances and lights turned off, and thermostats adjusted.
18. Occupants may use the pool and spa during posted hours, using the host homeowner's pool key. Pool towels are available in the bathrooms.

19. To avoid being disturbed by the nightly security patrol, place the "Do Not Disturb" hanger (issued when the key(s) is distributed on the external door(s) of your bedroom.

CHECKOUT

20. The host homeowner is responsible for compliance with the check-out list that will be issued at the time of rental. Compliance is required to obtain a full refund of the security deposit.

- Check out time is 12:00 noon. Occupants failing to check out by that time will be charged an additional night.
- Please return the checkout list, keys, and "Do Not Disturb" signs as instructed.

CANCELLATIONS

21. Since there is a frequent demand for rooms, cancellations must be received well in advance so that the facilities can be made available to other homeowners. Please note that per Resolution 14-01, a cancellation less than 7 days prior to the start of the reservation may forfeit all or part of the deposit.

LIABILITY WAIVER

I (we) _____ do hereby agree to hold harmless and indemnify the Hill Farm Homeowners 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 Homeowners Association farmhouse, lake, and any other common area uses that are controlled, operated, or owned by the Hill Farm Homeowners Association, Inc. The indemnification shall include, but not limited to, attorney's fees, costs, and damages related to any enforcement of this agreement.

SECURITY & EMERGENCIES

- Please make secure arrangements for cash and valuables.
- Hill Farm HOA assumes no responsibility for personal items lost or stolen from the Farmhouse or parked vehicles.
- There is no telephone in the Farmhouse, please use your cell phone for emergencies.
- The Farmhouse address is 3050 N. Hill Farm Drive

SIGNATURE

_____ I have read and understand the Farmhouse Rental Policy, Resolution #14-01.
initial

Homeowner/Tenant: _____ Address: _____

Primary Phone: _____ Alternate Phone: _____

Room(s) Rented: _____

Arrival Date: _____ Departure Date: _____ Number of Nights _____

- Check here to request kitchen privileges.
- Check here if you are planning to use Linda Brackett's housekeeping services. Contact her directly to make arrangements.
- Check here if you will be doing the housekeeping.

Signature of Homeowner/Tenant: _____ Date: _____