

Escape to Anada- 2BR w/ Hot Tub | Wine Country Getaway House Rules and Guest Information Sheet

Welcome to Escape to Anada! We're so glad you're here. This cozy retreat is ready to help you unwind, explore, and enjoy. Just a few helpful details to make your stay smooth and stress-free.

House Etiquette

Please leave the home as you found it—neat, loved, and cared for. If something gets damaged during your stay, no worries! Just let us know so we can fix it up for future guests.

Before you check out, please:

- Turn off the propane fireplace and HVAC heat before departing
- Switch off all lights
- Close and lock all windows and doors

Quiet Time & Parking

We adore our neighbors, and we'd love to stay on their good side! Please keep noise to a respectful level, especially in the evenings.

Parking is tight—please limit vehicles to 1 small compact vehicle, it's possible 2 small vehicles would fit. Street parking is very limited.

Vacation Rental Agreement & Guest Info

By booking this home, you (our awesome guest) agree to the following:

GENERAL

You confirm you're an adult and will be staying at the home during the entire booking. You're responsible for all other guests and agree not to exceed the listed number of overnight occupants. Any contract breach may result in additional charges. Commercial use is not allowed without prior written permission.

SECURITY DEPOSIT HOLD & DAMAGE WAIVER

We use a two-part protection system to keep things fair for both guests and owners:

1. Security Deposit Hold

- A temporary \$300 hold is placed on your payment method 2 days before arrival.
- This hold is not an extra charge—it simply reserves funds in case of items not covered by the Damage Waiver (e.g., missing items, excessive cleaning, or late check-out fees).
- The hold is automatically released within 4 days after check-out once the property passes inspection.
- If the hold can't be processed, we can't send your access instructions and your reservation may be canceled.

2. Damage Waiver

- Your stay includes a non-refundable Damage Waiver covering up to \$500 in accidental, unintentional damage when reported during your stay.
- The waiver does not cover:
 - Missing or stolen items
 - Excessive cleaning beyond normal turnover
 - Intentional or negligent damage
 - Damage caused by violating house rules
- Any costs beyond the \$500 waiver limit will be charged to the payment method on file.

⊖ *Heads up:* If you booked through HomeAway, their damage insurance is separate and not as awesome. Skip it.

Pet Policy 🐾🐾

We love furry friends—but only **one** medium-sized, well-mannered pup is allowed and must be pre-approved. Please:

- Clean up after your dog (\$15 charge per *forgotten* mess)
- No pets on furniture
- Bring your own dog bedding and towels
- Dry them off completely before they come inside

Additional cleaning due to pet messes = \$60/hr. Excessive damage or odors will be billed accordingly. Pets cannot be left alone in the house per county rules. Don't forget to pack up all pet gear when you leave. Thank you for being a responsible pet parent!

Weather Cancellations ☔🔥

The Russian River area experiences flooding and wildfires. If we need to cancel for safety reasons, we'll give you a full refund for the unused days—or a credit (guests choice) valid for one year (excluding holiday weekends). Please **download “Watch Duty”** and sign up for **SoCo Alerts** at www.SocoAlert.com. Escape to Anada is in **Evacuation Zone: SON-1J3**.

Check-In / Check-Out

Check-In: 4:00 PM

Check-Out: 11:00 AM

Want early check-in or a late checkout? Just ask! If we can make it happen, we will. Without advance approval, early/late check fees apply (\$50/hr). Pre-approved early/late hours are \$25/hr.

Utilities & Services

We provide all standard utilities for your comfort. That said, the area is rural—outages from storms or fallen trees can occasionally occur. No backup generator is available. We strongly recommend travel insurance for peace of mind, as no refunds will be given for utility interruptions.

🚽 Go Easy on the Pipes!

Escape to Anada runs on a happy little septic system, and it's a bit sensitive—kind of like your favorite houseplant. Please only flush **toilet paper, pee, and poop**. That's it!

No wipes (even the “flushable” kind), paper towels, feminine products, or anything else should go down the toilet. Also please no grease down the kitchen sink :)

If it didn't come from your body or the roll, it doesn't go in the bowl! 🚽💧📄

Thanks for helping keep the plumbing drama-free!

Cleaning

Our team will give the place a refresh after you go, but please help by:

- Running the dishwasher
- Wiping down kitchen appliances

- Taking out all trash and recycling
- Leaving the home “pickup ready” so we can jump right into the deep clean

For extra-long stays (2+ weeks), cleaning fees double. Additional cleanup is charged at \$60/hr.

Trash & Recycling

You’ll find bins in front of the house—one for trash, one for recycling, one for compost. Lids should always be secured. 🗑️ If you're staying over a Monday night, please roll the bins to the curb by Monday evening for Tuesday afternoon pickup. Overflowing bins = extra fees for the next guest prep.

Phone & Connectivity 📶

There is a landline at the property, but most cell providers (especially Verizon) get a signal. You can also make Wi-Fi calls.

What’s Provided

We’ve stocked the home with everything for a comfy stay—linens, towels, furniture, a full kitchen, box fans, salt and pepper, olive oil and vinegar, coffee, coffee filters and sugar. We do track items and charge for replacements if anything goes missing.

What to Pack

Bring your personal toiletries, favorite snacks, extra spices and oils you use to cook with and anything else to make your stay extra cozy.

Guest Responsibility

Please treat the home with care. Any damage, missing items, or misuse (indoor or outdoor) may be billed. Notify us ASAP if anything isn’t working—we’ll aim to fix it within 24 hours. If we can’t, we’ll issue a partial refund.

Before leaving:

- Lock up
- Take out trash
- Put the cover back on the hot tub, bbq and outdoor hammock.
- Put soiled towels in a pile in front of the washing machine.
- Say goodbye to Escape to Anada with a smile 😊

Safety & Liability

We (Owner and Property Manager) can’t be held responsible for personal injury, lost items, or utility interruptions beyond our control. You agree to hold us harmless from liability in these cases, including for natural disasters. In rare cases where a problem goes unresolved beyond 24 hrs, we’ll talk about fair compensation.

Hot Tub and Patio Safety

The hot tub is prime relaxation territory, but keep in clean, folks. No kids under 5 allowed. If things get too grimy, you’ll foot the bill for a refresh (\$200/drain and refill fee) And leave the glassware far away. Guest hereby acknowledges and is fully aware that the hot tub and surrounding patio / deck can be dangerous, that the deck / patio can be slippery when wet, and that injury is likely to occur to anyone who is not careful. With full knowledge of the above acts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the hot tub and surrounding areas.

Legal Stuff

By booking, you agree to all the terms here, including liability waivers. If a legal dispute arises, the winning party can recover reasonable attorney fees. This agreement is binding upon booking—no signature needed if received electronically.

House Rules & Ordinances

Some homes have extra rules—we'll email those if they apply. You also agree to follow Sonoma County's Vacation Rental Ordinance:

- Quiet hours: 9pm–7am
- No amplified sound anytime
- Daytime guests: Overnight capacity + 6 max
- Parking rules must be followed

We really appreciate you treating the Escape to Anada with love. It's a special place, and your care makes it possible to keep sharing it with awesome guests like you.