

# Invoice

8772



**MONTESINO RANCH**  
WIMBERLEY TEXAS

Date | January 11, 2022  
Invoice Number | 8772  
Invoice Due | January 13, 2022

From | Blanco River Organics Inc.  
Owner Agent – Pam Mitchell  
– 512-923-2650  
Montesino Ranch  
300 Little Arkansas Rd  
Wimberley, TX 78676  
US

To | Grace Nichols

Invoice Total	\$2,000.00
Balance	\$0.00

Task	Rate	Qty	Amount
Wedding November 5, 2022	\$2,000	1	\$2,000

Subtotal	\$2,000.00
Total ?	\$2,000.00
Payments	\$2,000.00
Balance	\$0.00

## Notes

Check-in: 3pm  
Check-out: 11am

## Terms

### SECTION 1

USE: This property is being rented for family residential vacation and recreational purposes only..

PAYMENT: The Primary Occupant is responsible for full payment for the entire rental period due at the time of the reservation. Payment of your invoice is considering an electronic signature agreeing to follow the rules set our by this contract. Payment to be made by Master Card, Discover, Visa. Please see Cancellation Policy and Authorization of charges in Section 3 of this Rental Agreement.

ACCEPTANCE: Occupants agree to accept property upon arrival provided that it meets the basic description as listed with any updates or additional disclosures. Some furnishings and décor may be changed from time to time.

MAX. OCCUPANTS: Occupancy is not to exceed three (3) adults without prior written permission in the studios or Pine House. Occupancy is not to exceed four (4) adults without prior written permission in the Lee House. Additional adults will have a fee of \$25 per adult, per night of your stay.

MAX. CARS: One car is allowed on the property, per rental unit, parked in the carport adjacent to the studios and Pine House. Lee House visitors must use car port next to that house.

MAX. VISITORS: No more than two (2) visitors may be on the property, per rental unit, at any time without prior written permission. There may be a charge of \$25/person/day for additional visitors.

RULES: No smoking in any residence (Studios, Pine House or Lee House), underage drinking, illegal substances, firearms or fireworks allowed on the property. Outdoor smoking is permitted within the fenced yards at each residence and only if remnants are disposed of properly.

CONDUCT: Occupants and visitors must conduct themselves always in a way that is not disturbing or offensive to other guests within the Studios, Pine House or Lee House and residential farmers. ALLCHILDREN MUST BE SUPERVISED ALWAYS, NO EXCEPTIONS!

Quiet time begins at 10 pm.

DOGS: Dog Fee is \$75 per dog, to be paid prior to arriving at the ranch. No dog can be left on their own in the Studios. They may only be left in the Pine House or Lee House if crated. They must be kept on a leash at ALL TIMES when on the ranch. They must not be tied up with their leash and left at anytime during your stay. There are secure yards at the Lee House and Pine House they may be in unleashed but not unattended. There is a yard that is sign posted behind the studios that may be in unleashed but not unattended. Anyone seen with their dog off the leash, or leaving them in the studios, will have a fine of \$100. Breed Restrictions: German Shepherd, Pit Bull/Mix, Rottweiler, Doberman

GATES and DOORS: If you must open a door or gate to pass through, please be sure to close them behind you.

ENTRY GATE CODE: 3060

## SECTION 2

CONDITION: The property will be left in the same good and habitable condition as upon arrival.

CLEANING: A cleaning charge of \$100-\$300 will be incurred if the residence requires excessive cleaning of any kind.

DAMAGES/REPAIRS: Any damages or notable conditions found upon arrival should be immediately reported to the Farm Manager. Occupants are responsible for all damage, breakage and or loss to the property except normal wear and tear or unavoidable occurrence of damage not by negligence or misuse. A charge for replacement value will be assessed within 10 days of the last day of occupancy. Please let us know if something breaks or is damaged. Occupant/Renter agrees that repairs or replacements can be invoiced separately and agreed to pay.

LIABILITY: Occupant agrees to indemnify and hold harmless Owner from all liability, loss or damage arising from any nuisance or harm made or suffered on the property, including injury or death, by occupants, visitors, licensees, heirs, successors or assigns, or from any occurrence of neglect, or improper conduct of any such persons occupying or visiting the property.

REPAIRS: Occupant agrees to notify Owner immediately of any inoperative equipment or appliance. Owner may reasonably enter property for needed repairs or unscheduled maintenance and will use commercially reasonable efforts to have repairs done quickly and effectively.

DEPARTURE: All residences should be left with dishes clean and put away or left on dry rack. Beds should be left unmade and used towels left on bathroom floor.

RECYCLING/TRASH: We recycle. Glass, plastic and metal should be put in the designated container found under stairwell. Trash should be tied up in trash bags and placed in the container located near the stairwell.

## SECTION 3

Reservations are non-cancelable and non-refundable within 45 days of occupancy.

After a contract is drawn up, credit card processed and unit is booked, if occupant cancels for any reason, there will be a 10% administration fee retained, calculated from the base rate.

CREDIT CARD AUTHORIZATION: I understand and consent to the use of the credit card provided without original signature on the charge slip, that a photocopy, a scanned and e-mailed copy will serve as an original, and that this Credit Card Authorization cannot be revoked and will not terminate until 10 days after leased premises are vacated.

I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND I HAVE READ AND UNDERSTAND THIS RENTAL AGREEMENT. I UNDERSTAND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES, CHARGES FOR EXTRA VISITORS, EXTRA CARS OR EXTRA CLEANING.

 <https://www.montesinoranch.com>  [lodging@montesinoranch.com](mailto:lodging@montesinoranch.com)