HUME RENTAL RELEASE OF LIABILITY, ASSUMPTION OF RISK & INDEMNITY ADDENDUM

California Short-Term Residential Cabin Rental

Owner:	Kathleen A. Richman	**Renter:**	_____
Property Address:	65133 Oak Street, Hume CA 93628___Lot 312___	**Rental Period:**	From _____ to _____

This Addendum is incorporated into and made part of the rental agreement for the Property. Renter acknowledges that the Property is a private cabin located in a mountain, forest, and/or rural area and agrees to the terms below.

1. Acknowledgment of Cabin and Mountain Property Conditions
Renter understands that the Property and surrounding area may include natural, seasonal, and property-related risks, including uneven ground, stairs, decks, railings, walkways, driveways, rocks, roots, slopes, low-light conditions, wildlife, insects, falling branches, trees, smoke, wildfire risk, changing weather, snow, ice, rain, limited emergency access, fireplaces, heaters, appliances, kitchen equipment, outdoor areas, furniture, power outages, internet/cellular limitations, road closures, and water restrictions.

2. Assumption of Risk
Renter voluntarily assumes the ordinary and inherent risks associated with occupying and using the Property, including risks arising from the natural environment, mountain conditions, recreational use of the Property, and Renter's or Renter's guests' own acts, omissions, misuse, negligence, or failure to follow posted or written instructions. Renter agrees to inspect the Property upon arrival, promptly notify Owner of unsafe or concerning conditions, and avoid use of any area or item that appears unsafe.

3. Release of Claims or Liability to the Maximum Extent Permitted by Law
To the maximum extent permitted by California law, Renter releases the Richman Family, the Richman Family Trust, its current and future Trustees, heirs, successors, assigns, agents, representatives, property managers, contractors, and insurers from any and all claims, demands, damages, losses, liabilities, costs, and expenses arising out of personal injury, property damage, loss, or death resulting from Renter's or any guest's misuse of the Property; failure to follow Property rules, posted warnings, written instructions, or reasonable safety precautions; use of outdoor areas, decks, stairs, driveways, fireplaces, heaters, appliances, or other Property features; natural, rural, forest, mountain, weather, wildlife, or environmental conditions; or acts or omissions of Renter, Renter's guests, invitees, children, pets, or third parties.

4. Indemnification
Renter agrees to defend, indemnify, and hold harmless Owner from and against any claims, demands, damages, liabilities, losses, costs, or expenses, including reasonable attorneys' fees, arising from or related to injury, loss, or damage caused by Renter, Renter's guests, invitees, children, pets, or third parties invited onto the Property by Renter; violation of the rental agreement, house rules, safety rules, posted notices, or this Addendum; damage to the Property or personal property caused during Renter's stay; or claims brought by any guest, invitee, or third party arising from Renter's occupancy or use of the Property, except to the extent caused by Owner's non-waivable legal responsibility.

5. Children or minors, Guests, Invitees, and Emergency Conditions
Renter accepts full responsibility for supervising all minors, guests, invitees, and members of Renter's party at all times. Renter understands that the Property may have limited emergency response, limited cellular service, weather-related access issues, wildfire risk, and other rural limitations. Renter is responsible for monitoring local conditions, following evacuation orders, using reasonable judgment, and contacting emergency services when necessary.

6. Binding Effect
This Addendum is binding on Renter and Renter's heirs, representatives, successors, guests, invitees, and permitted occupants to the fullest extent permitted by law. If any portion of this Addendum is found unenforceable, the remaining provisions shall affect. Renter confirms that Renter has read this Addendum, understands it, and agrees to its terms voluntarily.

7. Electronic Signature Agreement
Guest agrees that this Agreement may be executed electronically. A typed name, digital signature, or other electronic indication of assent shall be deemed a legally binding signature under the Uniform Electronic Transactions Act (California Civil Code §1633.1 et seq.), and shall have the same force and effect as an original handwritten signature.

Owner Signature: _____

Date: _____

Printed Name: _____

Renter Signature: _____

Date: _____

Printed Name: _____

CABIN / HOUSE SAFETY RULES

Please read and follow these rules during your stay.

Emergency: Call 911 first. Property contact: __Kathleen Richman____ Phone: ____310 991 2677_____

Arrival & Hazard Reporting

- Inspect the cabin and outdoor areas upon arrival.
- Report any unsafe condition, damage, leak, broken item, loose railing, exposed wire, or concern immediately.
- Do not use any area, appliance, furniture, stairway, deck, or equipment that appears unsafe.

Decks, Stairs & Walkways

- Use caution on stairs, decks, gravel, rocks, slopes, driveways, and walkways, especially at night or in wet/icy conditions.
- Do not sit, climb, lean, or allow children to play on railings, ledges, retaining walls, roofs, trees, or outdoor structures.
- Use flashlights or exterior lighting after dark.

Fireplace, Heat & Fire Safety

- Use fireplaces, wood stoves, heaters, grills, and fire pits only if permitted and only as instructed.
- Never leave fire, candles, heaters, grills, or cooking appliances unattended.
- Keep flammable materials away from heat sources and fully extinguish fires before leaving or sleeping.

Wildfire, Smoke & Weather

- Monitor local weather, smoke, wildfire, road, and evacuation conditions during your stay.
- Follow all evacuation orders, burn bans, park/forest restrictions, and emergency instructions.
- Owner is not responsible for weather, smoke, utility outages, road closures, or emergency access delays.

Children, Guests & Pets

- Children must be supervised at all times, indoors and outdoors.
- Renter is responsible for all guests, invitees, children, and approved pets.
- Do not exceed occupancy limits or allow unauthorized guests.

Wildlife & Outdoor Areas

- Do not feed, approach, chase, or attempt to touch wildlife.
- Secure food, trash, and scented items to avoid attracting animals.
- Wear appropriate footwear outdoors and watch for insects, snakes, uneven terrain, branches, and natural hazards.

Kitchen, Appliances & Utilities

- Use appliances only for their intended purpose and turn them off after use.
- Do not overload outlets, tamper with utilities, or attempt repairs.
- Report power, water, gas, heating, appliance, or plumbing issues promptly.

Prohibited Conduct

- No reckless behavior, illegal activity, fireworks, firearms discharge, unauthorized fires, climbing on structures, or unsafe use of the Property.
- No use of owner tools, maintenance equipment, storage areas, sheds, ladders, or locked/private areas unless expressly authorized.
- Quiet hours and all local rules must be followed.

Acknowledgment: Renter confirms that Renter has received, read, and agrees to follow these Cabin / House Safety Rules and is responsible for ensuring all members of Renter's party comply.

Electronic Signature Agreement

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Renter Signature: _____ Date: _____

Template only. Have California counsel review before use, especially for short-term residential rental compliance and local cabin/fire rules.