

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between *Homeowner*”) and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

231 Poulsen Point, Lake Sutherland, Port Angeles, Washington.

The property is furnished and includes all kitchen appliances, washer and dryer, linens, towels, and basic supplies such as soap and paper towels.

2. Maximum Occupancy: The maximum number of guests is limited to 6 persons.

3. The terms of the lease are set forth in the booking confirmation. Check-in is after 4pm on the day of arrival; check out is by 11am the day of departure.

4. Payment: 50% of total rental fee is due at time of reservation, the remainder due 60 days prior to arrival. Failure to pay in full 60 days prior to arrival may result in cancellation of your reservation and forfeiture of all prior payments.

5. Cancellation Policy: If Guest wishes to cancel his/her reservation, payments made will be refunded as follows:

Because we incur costs from cancellations, we charge a \$25.00 processing fee for any reimbursement of payments.

For cancellations made more than sixty days prior to the reservation date all payments will be refunded less the \$25.00 processing fee.

For cancellations made less than sixty (60) days prior to the reservation date, the all payments will be forfeited unless we are able to book a replacement rental. We make every effort to be considerate of our guests' emergency situations, and if we are able to book a replacement rental, we will refund the payment, less our costs, to the original guest.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Court Jurisdiction: The jurisdiction for this contract resides in the State of Washington, venue in Clallam County.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by electronic acceptance at time of booking.

Lucia E. McDonald, Owner

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed.
2. People other than those in the Guest party identified in the Booking Confirmation not stay overnight on the property. Any person on the property is the sole responsibility of Guest.
3. The cabin is privately owned. The owners are not responsible for any accidents, injuries or illnesses that occur while on the premises. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises by themselves and any others whom they invite to use the premise.
4. Keep the property and all furnishings in good order.
5. Use appliances only for their intended uses
6. PETS are permitted ONLY with prior approval.
7. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Use the colored beach towels for outside use. The white towels are for indoor use only.
8. Pellet Stove: The pellet stove burns pellets only. Please do not throw any paper or other combustible materials into the pellet stove. Follow the provided instructions when using the pellet stove.
9. Water and Septic: The cabin uses a well and a septic system. The mineral content in the water is high and may have an unfamiliar odor. The water has been tested regularly and is potable. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that harmful products were flushed and clogged the septic system, you could be charged damages of up to \$300.00. To protect the septic system, there is no garbage disposal in the kitchen sink. Use the drain covers to prevent any food solids from washing down the drain. Never pour grease or fats of any kind or amount down the drain.
10. Lifejackets are provided for your use but the guest is responsible for determining which lifejacket fits the wearer properly for safety. If none of the provided lifejackets fit properly for safety, then the guest has the sole responsibility to procure a proper life jacket.