

# VACATION RENTAL AGREEMENT

Vacation Rental Property  
23891 N. HWY 101  
Hoodsport, WA 98

It is hereby agreed that \_\_\_\_\_ (Tenant) shall rent on a short term basis from the owners of the property (Sandra and Don Kinney), the residence at 23891 N. HWY 101, which is located in Hoodsport Washington. The dates of the rental shall

Commence on \_\_\_\_\_ (Month) \_\_\_\_\_ (Day) \_\_\_\_\_ (Year) at 11:00 a.m. and

Shall end on \_\_\_\_\_ (Month) \_\_\_\_\_ (Day) \_\_\_\_\_ (Year) at 8:00 p.m.

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### The following payment schedule is agreed to:

The total sum of \$ \_\_\_\_\_ will be collected for the rental dates listed above.

1. To hold the reservation send a deposit of \$100 with this signed contract
  - The amount is non-refundable if reservations are not cancelled 30 days prior to the rental date. Non-refund date \_\_\_\_\_
  - This amount will be subtracted from the final total
2. Thirty days prior to arrival an additional \$250 will be due to continue the reservation.
  - This amount is non-refundable 14 days from date of rental  
Non-refundable date \_\_\_\_\_
3. Two weeks prior to arrival the final balance will be due \$ \_\_\_\_\_
  - Date the final balance is due \_\_\_\_\_

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The above listed payment schedule may be waived by the owner/agent in circumstances where there is short notice for the rental and the dates can not be adhered to.

Above payment scheduled is waived \_\_\_\_\_ (owner/agent)

Date waived \_\_\_\_\_

Amount due from tenant \$ \_\_\_\_\_ Date Due \_\_\_\_\_

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## Services Rendered

For the agreed upon price the owners agree to the following services:

- They will pay all Washington State sales tax
- They will allow use of the Main Home, outbuilding (Dive Locker), Hot tub, private beach and parking areas.
- The owners will pay for up to \_\_\_\_\_ Air Fills. The air fills will be collected by the tenant at the local Dive store - **Hoodsport’N Dive**. Please contact them for the store hours and availability of air fills (360-877-6818). There will be no refunds for unused air fills.

## **Miscellaneous Services**

The owners also agree to the following services which have been specifically asked for by the tenant for any additional fees added to the cost of the rental.

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## Please complete the following information

Name of Responsible Renter (Tenant) \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone Number(s) \_\_\_\_\_

E-mail \_\_\_\_\_

## TERMS

1. **Cancellation** – The terms agreed to on page one shall be adhered to with the following exception. In cases of late cancellation; A full refund, minus a \$100 cancellation fee, will be returned to the listed renter if the property can be rented to another party to cover the occupancy for its full rental price for the time period that was agreed to by the canceling party.

The owners reserve the right to cancel a reservation at anytime in cases where the house is in need of repair or other emergency circumstances dictate. In circumstances where the owner cancels the reservation they will give a full refund to the tenant upon notice of the cancellation. The owners will give notice to the tenant in as timely a manner as possible.

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2. **Check In** – Early check in times are allowed only when the property is cleaned and ready for occupancy and prior approval is granted.
3. **Check Out** – Late Check out requires Prior approval.
4. **CLEANING** – The house will be inspected and cleaned after your departure. The rental fee includes laundry service for the linens and towels. **YOU ARE REQUIRED** to leave the property in the same general condition that you received it by making sure that the dishes are washed and put away, and the house is generally picked up and ready to be vacuumed, dusted and laundered.
5. **Telephones** – You must use a phone card to make long distance phone calls
6. **Supplies** – The house is equipped as a fully furnished property that includes bedspreads, towels, pillows, and a fully equipped kitchen.
7. **Tenants Liability** – Tenant agrees to accept liability for any damages caused to the house (other than general wear and tear) by tenant or tenant's guests, including, but not limited to, landscaping, misuse of appliances, and/or furnished equipment. Tenant agrees to reimburse the owners for costs incurred to replace / repair damaged items.
8. **Hold Harmless** – The owners do not assume any liability for loss, damage or injury to persons or their personal property. The tenant is responsible for the house and for his/her/their guests during occupancy of the house.

Neither do the owners accept liability for any inconvenience arising from any defects or stoppage in supply of water, electricity, propane, cable service, plumbing or operation of other devices within the property. Nor will owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of god, or other reasons beyond their control.

9. **SPA** – Tenant hereby acknowledges, and is fully aware that the outdoor spa can be dangerous and slippery. Injury can be caused by careless acts. The undersigned accepts and assumes all risks involved in or related to the use of the spas.

**REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TRY AND TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.**

By signing below I acknowledge that I have read the above statements. I also agree to abide by the agreed upon monetary fees/balances and refund schedule.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner / Agent Signature \_\_\_\_\_ Date \_\_\_\_\_