

iTrip Seattle Rental Agreement

iTrip Seattle / 2212 Queen Anne Ave. N #503 / Seattle, WA 98109

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Tenant: _TenantName_
Tenant Address: _TenantStreet_, TenantCity_, TenantState_ _TenantPostal
Phone: _TenantPhone_
Email: _TenantEmail_

Property: 723 E Promontory Rd, Shelton, WA 98584

This Agreement will confirm your rental of Harstine Island's Hartstene Pointe Rustic Townhouse Nestled in Trees, Pool, Beach, Walking Trails for _NumNights_ nights as follows:

Check-In: _CheckinDate_ _CheckinTime_
Check-Out: _CheckoutDate_ _CheckoutTime_
Rental: \$ _Rental_
Fees: \$ _Fees_
Taxes: \$ _AreaTax_
Total: \$ _NetAmount_
Security Deposit: ... \$ _RefundableSecurityDeposit_
Deposit: \$ _DepositAmount_ (due _DepositDueDate_)
Balance: \$ _BalanceAmount_ (due _BalanceDueDate_)

AGREEMENT

iTrip Seattle, the Agent of the Owners, and Tenant agree as follows: Above Tenant is at least twenty-five (25) years of age (an "adult") and will be an occupant of the unit Harstine Island's Hartstene Pointe Rustic Townhouse Nestled in Trees, Pool, Beach, Walking Trails during the entire reserved dates. In addition to Tenant, other authorized occupants may be family members or friends of Tenant. Use of the premises will be denied to persons not falling within the foregoing categories. Should any unauthorized persons occupy or use the Premises, Tenant shall vacate the premises immediately without any refund. No key will be issued to anyone who is not an adult.

RESERVATIONS

Reservations may be placed up to one (1) year in advance, but are subject to the rates in effect for the year said reservations are placed. All times are Pacific Standard Time and currency is USD unless otherwise noted. While every effort will be made to have the unit available for check in at _CheckinTime_, during high season cleaning crew may require additional cleaning time and check in may be delayed up to 5 pm.

DEPOSIT

If a deposit is listed for the property, a deposit totaling 20% of the agreed upon Total Amount is due with acceptance of rental agreement. Payment of deposit shall be deemed as acceptance of this rental agreement. Payment may be made by major credit card only. The deposit amount is \$_DepositAmount_.

BALANCE

Balance is due 30 days prior to arrival date and may include a refundable damage deposit. The balance is due on _BalanceDueDate_. Payment may be made by major credit card. If Damage deposit is collected, it will be refunded within 7 -10 days of checkout pending inspection by the cleaning firm.

CANCELLATION POLICY

In the event that you must cancel your reservation, please be aware that cancellations must occur at least 30 days prior to arrival date. If cancellation occurs 30 days or more prior to arrival date all monies will be refunded with the exception of a \$100.00 administrative fee. GUESTS THAT DO NOT CANCEL BEFORE 30-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT. Vacation Travel Insurance is recommended.

HAZARDOUS PRACTICES

No open flames ie. No Candle burning is permitted on balconies or in the unit. Do not dismantle smoke detectors as they are there for your protection. Use the overhead stove fan when cooking to avoid accidental, activation of smoke detector alarm.

ABSOLUTELY NO PETS

are allowed. If evidence of a pet(s) is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit plus a \$200 extra cleaning fee and any additional damages as a result of the pet.

RENTAL AGE REQUIREMENT

Reservations made for teenagers or young single groups will not be honored without any accompanying adult staying in the unit at ALL times. We require at least one member of the party to be 25 (twenty-five) years of age!

FALSIFIED RESERVATION

any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage deposit, and/or balance of rental payment.

HOUSEKEEPING/LINENS/TOWELS/SUPPLIES

There is **no daily maid service**. Linens and towels (including black make-up washcloths) are included and are not to be taken from the home. Any lost or damaged linens/towels will be deducted from your deposit or charged to your credit card. An initial setup is provided of trash can liners, paper towels, toilet paper, dishwashing soap, dishwasher pods, light cleaning supplies, laundry pods, hand soap in the bathrooms and each shower has 3 in 1 product that includes soap and shampoo. There is a \$ _CleaningFee_ one time cleaning fee.

Extra items needed are the responsibility of the Tenant.

NOTE: No glitter/confetti is to be used here. Expect a \$300 minimum fee for extra cleaning fees to taken out of your deposit or charged to your credit card.

UTILITIES

No compensation will be given for temporary outage of electricity, gas, water, cable, or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible.

NONSMOKING PROPERTY

Smoking is strictly prohibited. Your damage deposit will be forfeited and you will incur an additional charge of \$500 for carpet cleaning and deodorizing if any evidence of smoking is found.

ENTRY BY OWNER

Owner or owner's agents may enter the premises under the following circumstances: in case of an emergency; to make any necessary or agreed upon repairs, alterations, or improvements; supply necessary or agreed upon services or show the premises to prospective purchasers, renters or contractors. Owner will provide renter with at least 24 hours notice of Owners

intent to enter (except in the case of an emergency).

RULES AND REGULATIONS

1. Tenant agrees to leave the premises and its contents in the same condition, neat and tidy, as Tenant found the premises to be upon move-in, normal wear and tear expected. Beds should be stripped of linens and placed in a pile in each bedroom for housekeeping.
2. All dishes are to be washed and all garbage and recycling should be removed from the premises and placed in outside receptacles.
3. No glitter or confetti is to be used or dispersed on the property. Failure to comply will result in extra cleaning fees of at least \$300.00 at a minimum.
4. Leave the blinds on the main floor like you found them (lower half is covered).
5. The maximum number of occupants shall not exceed the advertised number stated on the listing.
6. Furnishings are not to be removed from the premises for use outside or in other properties.
7. Please refer to the listing amenities to see if Pets are allowed. If yes, please pick up after your pets in the yard. If it is marked as "No pets" this policy must be observed and pets are not allowed on premises. \$200 extra cleaning fee will be added if any pets are discovered in a "No pets" property
8. Smoking is not allowed in the unit. \$500 fine if evidence of smoking is found in the property.
9. Reservations are not made by or for a minor, defined as any person under the age of twenty-five (25).
10. Tenant and any guest of Tenant shall obey all laws of the state the rental vacation rental property resides in, as well as local laws, at all times while they are on the premises. Failure to abide by the laws of Washington or the above rules may cause tenant to be asked to vacate the premises and forfeit all rents and security/damage deposits.
11. There shall be no noise that can be heard outside the home between the hours of 10pm - 7am. If noise is an issue, you will get a written warning text message to the number that booked the reservation and/or a phone call. If noise does not stop, you will be fined up to \$300 or possibly evicted immediately.
12. Any items left that a guest leaves and wishes to be returned and shipped will incur a \$20 fee plus shipping.

SLEEPING CAPACITY/DISTURBANCES

Tenant and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: Occupancy exceeding the sleeping capacity of 6 , using the premises for any illegal activity, causing damage to the premises rented or to any of the neighboring properties and any other acts which interferes with neighbors' right to quiet enjoyment of their premises.

NOISE: No PARTIES allowed. Violations of our noise rules or maximum number of guests agreed to at the time of booking will result in possible fines or immediate eviction with all loss of all rents. Depending on severity, we may call and issue a warning or proceed with a \$300 fine. If we cannot reach the guest that booked the property someone will show up to the property and issue a minimum \$300 fine and/or evict the entire group immediately. Any delay will result in us involving the authorities

that could result in eviction, loss of all rents, and additional fines or damages after removal.

Party monitoring equipment can be used in this home (no confidential information is collected). Exterior cameras at the front door and garage may also be used.

HOLD HARMLESS

iTrip or the Owner, does not assume any liability for loss, damage or injury to persons or their personal property. Neither does owner accept any liability for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, acts of God, or other reasons beyond its control.

MAINTENANCE

Please report any maintenance needs for the premises to iTrip Vacations Seattle and we will respond as quickly as possible. Refunds will not be made for maintenance issues including, but not limited to heating and air conditioning, appliances, and televisions.

PARKING

iTrip or the Owner does not assume responsibility for City of Seattle citations and/or fines.

ADDITIONAL TERMS AND CONDITIONS

The undersigned Tenant, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all liabilities, claims, demands, and causes of action by reason of any injury, loss of damage by whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover any reasonable attorneys fees and costs. Owner reserves the right to terminate this Agreement upon their discretion at any time.

CREDIT CARD AUTHORIZATION

I understand and consent to the use of the credit card provided without original signature on the charge slip, I understand that by "clicking" that I have read the terms and conditions of this property, I am bound by this agreement and I have signed "electronically, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after leased

premises are vacated. Charges may include but not limited to: unauthorized long distance telephone and damages beyond normal wear and tear.

Please remember that you are renting a private home or condo. Please treat it with the same respect you would like shown in your own home.