

**Guest Reservation Application and Rental Agreement**

A completed "Guest Reservation" plus the applicable Rental and Security Deposits are required within seven (7) days, after Confirmation of Availability of a home, to hold your reservation.

~Guest is to fill in all blanks except Telephone Service and Management's Acceptance & Confirmation sections~

RENTAL HOUSE # \_\_\_\_\_ LOCATION \_\_\_\_\_

ARRIVAL DATE (arrive 4:00 PM or later) \_\_\_\_\_

DEPARTURE DATE (leave 11: 00 AM or earlier) \_\_\_\_\_

Guest Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ / Work Phone \_\_\_\_\_

Cell Number \_\_\_\_\_ /Email \_\_\_\_\_

**MAXIMUM NUMBER OF OCCUPANTS I WILL HAVE ON PREMISES (including infants and children):** \_\_\_\_\_.

The approval of this application at the stated rate is based on the number of occupants listed below. Additional guests must be disclosed to, and approved by Cherie L. Lindholm Real Estate prior to your arrival. **Write in names and ages of all guests, including contract holder:**

Name	Age	Name	Age
1) _____	_____	7) _____	_____
2) _____	_____	8) _____	_____
3) _____	_____	9) _____	_____
4) _____	_____	10) _____	_____
5) _____	_____	11) _____	_____
6) _____	_____	12) _____	_____

**TERMS AND CONDITIONS**

**RATES AND PROVISIONS (Reservations require 1/2 the total reservation cost (which includes a \$200.00 Security Deposit) payable to Cherie L. Lindholm R. E.)**

Rates are quoted on a per week or per night basis. Except where noted with a specific property, **check-in time is after 4:00 pm**, with **check-out by 11:00 am on the day of departure**. Many homes require a seven-night stay during the June 9 - September 8, 2019 peak season. Most rates quoted allow for the maximum occupancy of the home as shown on the website under "Limit \_\_ persons." If approved, additional guests may be subject to a per person, per day charge. This charge varies from home to home. All rates are subject to change without prior notice.

**ADDITIONAL CHARGES (not included in rent rate)**

Rates do not include 3% Administrative Processing Fee, cleaning, laundry and trash removal upon departure, long distance telephone charges, baggage handling, daily maid service, car rental, crib, high chair, or car seat rental, food, liquor, personal items, excessive cleaning required upon departure (i.e. upholstery or rug shampooing, etc.), lock change costs for keys not returned or 10.1% Washington State sales tax which applies to the rental rate, maid services and rental items.

**RESERVATIONS AND PAYMENTS**

- ◆ **Cherie L. Lindholm R.E.** will accept and hold a tentative reservation for seven days. Payment of the applicable Rental Deposit amount and Security Deposit together with a completed Guest Reservation Application must be received and approved by Cherie L. Lindholm R.E. before a confirmation will be issued. No grace period will apply.
- ◆ **Cherie L. Lindholm R.E.** must receive final payment, consisting of the remaining rental balance and deposits (for additional services booked) and applicable taxes fifteen (15) days prior to arrival. Personal checks returned by your bank are subject to a \$36.00 fee. Credit Card Charge Back Fees apply at vendor rate.
- ◆ **Checks are made payable to Cherie L. Lindholm Real Estate.**

**KITCHENS**

All units have equipped kitchens. All units have basic glasses, dishes, silverware, coffee pot, pots and pans. All houses have outdoor barbecues.

**INTERNET / TVS / LINENS / WASHERS / DRYERS / PHONES**

Island internet speeds are much slower than you maybe accustomed to. Be prepared for slow service and that multiple users may not be able to be on the Internet at the same time. You may have to take turns. Streaming is likely not possible. Most of our vacation rentals have landline phones that are toll restricted to local calls. Cell phone coverage is sporadic. 911 calls on your cell phones should be made to (360) 378-4141. All houses provide sheets, pillows, blankets/comforters and towels. Most homes have washers/dryers. Other amenities may vary per home. ASK before you book.

**WHAT DO WE BRING?**

You are to provide your own toilet paper, paper towels, tissue, plastic garbage/trash bags.

A Guest Kit will be provided to get you started, which includes hand soap, shampoo, conditioner, starting trash bags and toilet paper.

**CONDITIONS OF RENTAL**

- ◆ **Guest shall not bring any pets onto the property. This also applies to pets of Daily Visitors. Pets found on premises void your tenancy and security deposit.**
- ◆ **All rentals prohibit smoking indoors. Smoking indoors voids your tenancy and security deposit.**
- ◆ **Guests shall be responsible to return all house/gate keys or garage door openers upon departure to the Lindholm R.E. office. Drop them in our office drop box / silver mail slot to the left of the Lindholm R.E. door. Said items may not be left in the rental unless prior arrangements are made.**
- ◆ **Guests must immediately notify Management of fire or other damage to the property or contents. Owner or its agents may enter the property at reasonable times to make repairs or show the property.**
- ◆ **Guests shall be liable for all acts of the family, invitees, employees, or other persons invited on to the property.**
- ◆ **Guest shall abide by the House Rules of the Owner and/or Management as provided to the Guest.**
- ◆ **Guest shall not permit any unsupervised use of the pool, jacuzzi, or hot tub, and shall keep the pool gates closed and spa covers on. Guests and other invitees shall use the pool, jacuzzi and hot tubs at their own risk. Guests understand that there are certain risks inherent to persons and property located adjacent to the ocean. Tenants shall not park on lawns as damage to septic systems may occur. Guest acknowledges that the Owner would not rent the property unless the Guest accepted these conditions.**
- ◆ **All of our vacation homes are privately owned and may be located in neighborhood settings. Our policy states that Cherie L. Lindholm Real Estate will only rent to family groups, married groups, and responsible adults over the age of 24 (proof of age may be required). We will not rent to high school students, college/fraternity/sorority groups and un-chaperoned youth groups. Our rentals may not be used as party houses, for weddings, receptions, group dinners, or activities with tents, campers or RV's in yards. Any reservation that has been made under false pretense will not be allowed access to the rental property and there will be no refunds of any monies paid.**

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- ◆ **The property shall be in the same condition upon departure as at check-in.** If Guest does not contract for Cleaning and Laundry Service, *Guests are responsible for cleaning and laundering prior to departure.* This includes doing your own sweeping, mopping, dusting, bathroom tub, shower and toilet cleaning, mirrors, vacuuming, doing dishes and putting them away and laundry. Sheets are to be neatly folded and placed on top of the bedspread in the room where they belong.
- ◆ **Garbage** and refuse service is not provided. You are responsible for dumping your garbage at the Refuse/Recycling Center located on Horseshoe Highway northwest of the ferry landing. The Center is open *Thursday through Monday, 10am - 4pm.* We suggest you take trips to the dump during your weekly stay as it saves time on your busy departure day. You will be charged \$12.00 per bag for *any* garbage/recyclables left behind. A container of trash is defined as any size garbage bag (32-45 gal.) that can be removed, tied, and carried to the dump leaving the empty trash/garbage cans behind at the rental. Payment of a cleaning fee does not include garbage/recyclables removal.

### REPAIRS AND SERVICE CALLS

Cherie L. Lindholm R.E. (C.L.L.R.E.) does not guarantee against damages of mechanical failure of heating, televisions, internet, VCRs, DVDs, or other appliances/electronics. The undersigned agree to report any inoperative equipment to C.L.L.R.E. promptly and management will make every effort to have maintenance done quickly and efficiently. Should a repair person make a call to the Rental Property and find that the equipment is in working order and the problem was due to Tenant/Guest oversight, the charge for the service will be billed to the undersigned, who agree to pay for the charge. No refund or rent reduction will be made due to failure of heating, internet, TVs, VCRs, DVDs, or other appliances/electronics.

### SECURITY DEPOSITS

Guests are required to make a Security Deposit to protect against any damages to, and/or loss of items from the Property and to assure payment of items charged to the Guest Account. This deposit will be held in Cherie L. Lindholm R.E.'s client Trust Account until all charges are cleared and the account is closed. Deposits will be returned in U.S. funds within 14 days after the Guest's departure less deductions for damage, theft or duties not performed as contracted.

### CHANGES TO A BOOKING

Cherie L. Lindholm Real Estate will charge an additional \$36.00 administrative fee for any change to bookings after a Confirmation has been issued. Acceptance of any change is subject to approval by Cherie L. Lindholm Real Estate.

### TELEPHONE SERVICE (management will fill in)

The telephone number at the rental house is: \_\_\_\_\_ . Most telephones are toll-restricted - meaning you must have a phone calling card or credit card to be able to make long distance phone calls from your rental. Any phone number other than a **375, 376, 378, or 468-PREFIX** is long distance. Cell phone service is sporadic in the islands.

### HOUSEKEEPING (to be chosen prior to your arrival)

If you want our crew to *clean the house, and/or do the house laundry* upon your departure, the fees are based upon the size of the house, the number of sleeping accommodations and number of bathrooms. The asterisk (\*) next to the house description in the advertising equates to: \*=\$50.00/\$35.00, \*\*=\$75.00/\$40.00, \*\*\*=\$125.00/\$50, \*\*\*\*=\$150/\$75 cleaning fee/laundry fee. (These fees are based upon the normal amount of work our crews can accomplish in the turnaround time. If it takes more time than normal, funds will be deducted from your Security Deposit.) Guests are asked to leave units with linen gathered, trash gathered and in garbage cans, if you are not personally taking trash to the dump, dishes washed and furniture arranged as on arrival. You will be charged if we have to rearrange furniture back to rooms in which it belongs. Payment of a cleaning fee does not include garbage/recyclables removal.

1. Rent _____	6. 3% Admin Processing Fee _____	11. Advance Deposit _____ (Total which includes security deposit)
2. Cleaning Fee _____	7. 10.1% Sales Tax _____	12. Balance Due* _____
3. Laundry Fee _____	8. Total of 5 + 6 _____	13. *Bal. is due fifteen days prior to arrival: (Date due) _____
4. Rental Items _____	9. Security Deposit _____	
5. Sub Total _____	10. Grand Total _____	

### LIABILITY

Cherie L. Lindholm Real Estate acts only as a marketing/management agent for the homeowners, suppliers and contractors providing accommodations and services. Under no circumstance shall Cherie L. Lindholm Real Estate be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract, or otherwise in law or equity as a result of rendering of the services or accommodations as described or substituted and including, without restricting the generality of the foregoing as a result of any delay(s), substitution(s), scheduling(s) or changes(s) in the provision of services or land accommodations by Cherie L. Lindholm Real Estate or by reason of military actions, revolution or acts of God, or by any agents, employees, subcontractors, servants or services substituted; Cherie L. Lindholm R.E. at all times will act in good faith and use its best efforts to substitute with accommodations or services of a type comparable to those contracted. Unfavorable weather and/or road or ferry conditions do not warrant refund. Mechanical failure of equipment, noise, or loss of view due to construction shall be no grounds for a refund. Cherie L. Lindholm R.E. or its agents make no representations of any kind that any property for rent is childproof. Cherie L. Lindholm R.E. does not warrant electricity or water loss in rentals due to acts of God. Cherie L. Lindholm R.E. does not warrant adequate parking at rental for multiple cars or boat trailers. Cherie L. Lindholm Real Estate will not be liable under any circumstances, including substitutions, to refund any unused portion of booked accommodations or services. Cherie L. Lindholm R.E. in their sole and unfettered discretion reserves the right to refuse or discontinue service to any person(s) and/or to rescind any contract for accommodations or guest services. We reserve the right to correct oversights, omissions, and clerical errors on our Rental Agreements, brochure and website.

### CANCELLATIONS AND REFUNDS

Bookings canceled at least 60 days before the start of stay receive 100% refund. Bookings canceled at least 30 days before the start of stay receive 50% refund.

### ACKNOWLEDGMENT

I/we, the undersigned, hereby apply for the above listed accommodation and warrant that I/we have read, understand and agree to the terms and conditions of this application, and I/we agree to abide by the homeowner's restrictions on use of said property. I/we understand the tenancy will become null and void and rent moneys and security deposits will be forfeited if the maximum number of guests is exceeded or if signs of smoking or pets are found on the premises. I/we further understand that Cherie L. Lindholm R.E. is acting as the marketing/management agent for the owner. I/we further understand and represent that I/we are executing this application on behalf of all parties named on the guest list. **Guest agrees to contact us while you are at the rental if you encounter any problems, (i.e. if something is not working or is broken.) This is a legal document and should be read carefully before signing.**

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

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

**Where did you hear about our vacation rentals? Please specify** \_\_\_\_\_

Accepted and confirmed by: \_\_\_\_\_ Date \_\_\_\_\_

Ver. 11/2018