

Beautiful Northwest Lodging

RAINIER VIEW LODGE RENTAL AGREEMENT

Packwood, WA 98361

We trust you will enjoy your stay in the lodge. Mt. Rainier, Mt. St. Helens, Gifford Pinchot National Forest, and White Pass Scenic Byway (Highway 12) welcome you and have much to offer in the way of wildlife viewing, outdoor activities and scenery!

Please Read & Fill Out (#2 – 5 and 25 with ALL tenant names, ages and vehicle information), initial the bottom of every page (indicating you read and agree), Sign, and Return.

In consideration of the monies received and mutual promises, contained herein, the Owner of the subject property does hereby lease and rent to Tenant the certain property described herein and under the following terms and conditions. Lodge information and rental data is set forth on this lease.

1. OWNERS: Fred & Marilly Morton dba Beautiful Northwest Lodging

3917 NE 91st Ave, Portland, OR 97220

H/O: 503-288-0459 C: 503-329-5145 (Fred) C: 971-275-5243 (Marilly) Fax: 503-575-2414

2. TENANT Name(s): _____

Address: _____ City: _____

State: _____ Zip: _____ Country: _____

PHONE-Home: _____ Work: _____ Fax: _____

Cell: _____ email: _____

3. RENTAL PERIOD: This lease shall commence at 4:00 PM ("Check-In Time") on the arrival day of _____ (Day of Week) _____ date and shall terminate at 11 AM ("Check-Out Time") on the departure day _____ (Day of Week) _____ date, unless terminated at an earlier date in accordance with the provisions of this lease dealing with default.

EXAMPLE:

3. RENTAL PERIOD: This lease shall commence at 4:00 PM ("Check-In Time") on the arrival day of Friday (Day of Week) 6/6/15 date and shall terminate at 11 AM ("Check-Out Time") on the departure day Sunday (Day of Week) 6/8/15 date ...

4. ALL RENTALS ARE TO FAMILIES AND RESPONSIBLE ADULTS ONLY (No one under the age of 25). No one under age 18 should **ever** be left alone in the lodge for any reason. This reservation is for a total number of _____ tenants.

5. FEE TOTAL (See Quote/Payment Request): \$ _____ (includes rent, security deposit, cleaning fee, 9.698% WA tax).

6. PAYMENT OPTIONS: Electronic bank transfer (time allowing) or Debit/Credit Card through VRBO/HomeAway following a payment request sent by owner.

7. CLEANING FEE – The one time cleaning fee includes: dusting, sweeping, mopping, vacuuming, scrubbing the bathrooms, making beds, and laundry, though for time sake, you agree to **START** one load. You should pick up all your own trash.

_____ initials

8. **SECURITY DEPOSIT:** is required and **refundable**, provided there is no damaged/missing items or excessive cleaning. Excessive cleaning would consist of: 1. Housekeeper completing basic check-out procedures listed in the Welcome book AND driving directions sent prior to arrival. 2. Picking up trash inside or on the grounds. 3. Cleaning stains from carpets or furniture. 4. Returning the kitchen to its original condition, etc. Blankets, linens and towels are provided and will be counted before security deposit is returned. If issues arise, the fee will be deducted from the deposit and the remainder sent to the Tenant.
9. **CHECK-IN/CHECK-OUT:** Check-in time is 4:00 PM (PST). Check-out time is 11:00 AM (PST). Approximately one week prior to arrival, you will be sent driving directions, the code for the number pad, and procedures. **The number pad is on the left garage-door frame (closest to the stairs) of the lodge**, and you will enter and exit through this door. All doors and windows should be closed and locked when you leave.
10. **CANCELLATIONS:** All reservations canceled 31 days or more from date of occupancy, are subject to a cancellation fee. For reservations canceled 30 days or less prior to occupancy, **no refund will be given** for any reason, and include: early departures, acts of God, nature, default/termination, weather or weather-related situations, mechanical failure, ski or golf conditions, power failures, family feuds, death of the family dog, etc. We are not responsible for the return of any rental fees for any reason. We recommend the purchase of trip cancellation insurance at your own expense.
- www.csatravelprotection.com ~ 1-866-298-6846 or 1-800-711-11997
11. **PETS** are **NOT** permitted **IN** or **ON** the rental property at any time! Any violation is grounds for immediate termination and evidence of a pet will cause the forfeiture of your **ENTIRE** security deposit.
12. **NO SMOKING** in the lodge! You may smoke outside, with the windows and doors closed. Ash trays are provided on the front and back decks. If housekeeping finds evidence of smoking *in* the lodge and/or cigarette butts thrown on the grounds, you will forfeit your **ENTIRE** security deposit.
13. **LINENS/TOWELS/BLANKETS:** All linens, towels, throws and blankets are provided and will be counted before the security deposit is returned. Do **NOT** remove *any* blankets, throws, sheets, towels or rags from the lodge or its property for any reason. If you plan activities away from the property that need these items (i.e. swimming, boating, picnics, etc.), be sure to bring your own, and do **NOT** take blankets outside for any reason, especially by the fire.
14. **SEXUAL ENHANCEMENT** cream/oils/ointments & massage oils are **NOT** permitted **IN** or **ON** bedding, furniture or in the sauna/hot tub. These items stain wood surfaces. Linens and fabrics require multiple treatments and repeated laundering, which is excessive, and not covered in your cleaning deposit. If your visit requires the use of such items, please bring your own bedding, and remove those provided. The cost of replacement linens will be deducted from your security deposit if we find them in this condition.
15. **GRILLING** is permitted. Use of fireworks is prohibited.
16. **FIRE PIT:** You must agree to follow all posted fire pit rules.
17. **HOT TUB:** You must agree to follow all posted hot tub rules.
18. **SAUNA:** You must agree to follow all posted sauna rules, including adding fragrances to the water.
19. **TERMS OF OCCUPANCY:** The rented property is a private residence and you agree to indemnify the owner for any damage or loss to the property or its contents that occur during your stay. Violation of occupancy limits will result in the forfeiture of all monies and termination of occupancy. **We reserve the right to inspect the property during your stay.** Further you agree to refrain from any activity which interferes with the neighbors' peace/property and will observe quiet hours at **10 PM**. Beautiful Northwest Lodging is not liable for inoperable equipment, systems, or appliances, as major repair problems cannot be foreseen. There are no rebates or refunds issued to Tenants for any reason as every good faith effort is made to insure the property is maintained to highest standards. Tenant(s) is responsible for any damage incurred during his occupancy of the premises. Tenant is expected to care for the property as if it were their own or better.

!!!REARRANGING FURNITURE AND/OR ELECTRONIC EQUIPMENT IS NOT PERMITTED!!!

_____ initials

Tenant acknowledges that unless Owner is notified on day of check-in of damage or cleaning concerns, then thereafter, all damages or concerns to the property during the occupancy will be Tenants responsibility and must be reported to Owner and damages withheld from the security deposit.

20. **QUIET HOURS** begin at 10 PM. That means outside activity (music/hot tub/fire pit) needs to cease or noise kept to a minimum by 10 PM. There are other homes close by that occupy full-time residents. A violation of this agreement could result in the termination of occupancy and forfeiture of all monies. Thank you for respecting others!

21. **LOCKED AREAS** for which Tenant is not provided a key, such as owner's personal storage areas, are exempt from this lease agreement and are off limits to the Tenant. Forced entry into these areas are cause for immediate termination, and Tenant will be charged for damage and/or missing items. If landlord needs access to locked areas during your rental period, they will notify you prior to entrance.

22. **DEFAULT/TERMINATION.** If the Tenant or any member of his party violates any of the terms of this agreement, the Owner may, at the Owner's sole discretion, terminate this lease with no refund of unused portions of the rent and may enter the premises and remove Tenant, the members of his party and their belongings. Tenant is notified that they will be subject to an expedited eviction procedure pursuant to the "Vacation Rental Act".

23. **INDEMNITY.** The Tenant agrees to release and indemnify the Owner and its Agent from and against all liability, should anyone be injured upon the premises during the term of the lease, resulting from any cause whatsoever, except in the case of personal injury caused by the negligent act of the Owner, his Agent or the Agent's employees.

24. **IN THE EVENT** that the Owner is unable to deliver said property to Tenant under this lease agreement prior to occupancy because of fire, eminent domain, act of nature, double booking, delay in construction or any other reason whatsoever, Tenant hereby agrees that Owner's sole liability as a result of these conditions is a full refund of all consideration previously tendered by Tenant.

25. **OCCUPANCY RATE.** The Tenant must disclose the names and ages of their party below. Your rate is based upon this number and any violation of that will result in immediate eviction. You can change the amount of occupants by calling Beautiful Northwest Lodging *before your reservation date*. The maximum number of people that can occupy the lodge is 8. ***Occupy means overnight sleepers and daytime visitors.*** The lodge is not to be used as a meeting place for friends and family reunions, parties or any other type of meetings. Violation of this agreement will be the cause for immediate eviction.

Please list the tenant's full names and their ages:

Name	Age
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____

Vehicle Information: include the year, make, model, color & license plate number and state of all vehicles you intend to have at the lodge

1. _____
2. _____
3. _____
4. _____

_____ initials

THE CONTRACT IS BOUND UPON THE RECEIPT OF PAYMENT **AND/OR** THE SIGNATURE OF THE TENANT

Tenant certifies with his (her) signature that all members of their group are either part of a family group or group with responsible adults over age 25. Violation of any number of provisions of this paragraph may result in the termination of the rental agreement, immediate removal from the premises, and forfeiture of all money paid.

Thank you for choosing Beautiful Northwest Lodging for your vacation. We are confident you will return, and recommend us to others. We hope you have an enjoyable experience while vacationing in the area. Its many amenities provide a real enhancement to your stay. Please carefully review the regulations above, sign and remit. This document shall serve as the complete agreement between Tenant and Frederick & Marilly Morton, owner of Rainier View Lodge.

This is to certify that I have read, understand, and agree to the rental terms and regulations as printed above. I certify that I am solely responsible for all damage to the property during the rental period stated above. Further, I certify that I am over 25 years of age and I will be one of the occupants during the rental period stated above.

THIS WILL BE A VACATION RENTAL AGREEMENT UNDER THE LAWS OF THE STATE OF WASHINGTON. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

Tenant's Signature _____ **Date** _____

A **TELEPHONE** is **NOT** provided, and not all cell phones work in Packwood (Verizon/US Cellular/Nextel do). Regardless, please include the cell phone number/numbers you will have at the lodge. There is a pay phone at Blanton's Market in Packwood, which is .3 of a mile from the lodge.

Cell Number you will have at the lodge: _____ or

_____ or _____

RETURN via Adobe Send for Signature or FAX to: 503-575-2414 or SCAN and EMAIL to: marilly@bnwlodging.com

Revised 6/1/2015