

Stevens Pass Chalet



69710 NE 130th St, Skykomish 98288

Rental Agreement, Rules & Regulations

Owner Contact Info:

Karl Johnstone

425-591-0296

StevensPassChalet@yahoo.com or info@StevensPassChalet.com

Stevens Pass Chalet – Vacation Rental Agreement

Landlord/Owner does hereby LEASE unto said Tenant, and said Tenant does hereby LEASE from the said Landlord/Owner, the property located at 69710 NE 130th Street, Skykomish, WA 98288 on the following terms:

Tenant/Responsible Party Contact Information:

Tenant / Responsible Party	
Address	
City, State, ZIP	
Cell Phone Number	
Email Address	

Names of people in Party (Maximum Occupancy 12):

1.	2.	3.
4.	5.	6. n/a

Rate includes 6 guests. Additional guests \$25 per person per night stay

7. n/a	8. n/a	9. n/a
10. n/a	11. n/a	12. n/a

Rental Terms & Charges

A deposit of 50% is due upon signing the contract. Full payment is due 30 days before occupancy. A cleaning fee of \$125.00 will also be charged.

A reservation is booked when both the payment and signed contract are received by owner. **Additionally, a refundable cleaning, damage & security deposit must be received 30 days prior to your stay.**

Check-In Date (AFTER 4PM)	MM/DD/YYYY (Sunday)	Check-Out Date (BY 11AM)	MM/DD/YYYY (Wednesday)
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Rental	\$X,XXX.00
Cleaning Fee	\$XXX.00
Sub-Total	\$X,XXX.00
Taxes	\$XXX.00
Total	\$X,XXX.00

Please sign both Rental Agreement and Rules & Regulations. Email to StevensPassChalet@yahoo.com

Responsible Party Signature

Date

Stevens Pass Chalet

RENTAL RULES AND REGULATIONS

1. **CHECK IN/CHECK OUT. CHECK IN TIME IS AFTER 4pm** Pacific Time. Please do not arrive early as this will not allow us time to prepare the chalet appropriately. **CHECK-OUT IS 11am** Pacific Time. Your prompt departure is appreciated so we can prepare the chalet for the next guests. There is a \$50 charge for check out after 11am.
2. **NO SMOKING.** This is a **NON SMOKING** house and property, complete damage deposit will be forfeited and an additional night will be charged if you or your guest(s) smoke on the property.
3. **PETS.** Pets are not permitted in the house or on the property at anytime. Any evidence of pets in the rental will automatically result in a \$250 deposit deduction for extra cleaning.
4. **OCCUPANCY AND USE.** The premises shall be used solely by the Tenant named in this Lease and the Tenant's listed guests. Tenant agrees to keep the premises clean, sanitary and in good order, and agrees not to hamper, disturb or interfere, nor to create or suffer any nuisances in the premises affecting the rights of others, and agrees to comply with all laws, ordinances, rules, regulations, covenants and restrictions concerning the community. Upon termination of this Lease, the Tenant agrees to surrender possession in as good condition and repair as when received. Rental contracts are not available to students or those under 25 years of age unless accompanied by an adult guardian or parent.
5. **SECURITY DEPOSIT.** A refundable cleaning, damage and security deposit in the amount of \$500 will be collected and held during the time of Tenant's stay. This deposit will be returned within 14 days, less any expenses to remedy damage, repair, excessive cleaning cost, and any other fees incurred restoring the premises to as-rented condition. Security Deposit is due no less than 30 days before Tenant's stay begins. Should Tenant's deposit not be received, Landlord will cancel reservation. Please note, an additional cleaning fee of \$50 per hour will be charged for additional cleaning.

The following is list of provisions that must be met in order to receive a refund of your full deposit:

- a. No damage is done to house, property or its contents, beyond normal wear and tear. Leave the home in the condition you found it. "You don't have to clean we do expect you to clean-up after yourselves".
- b. No charges are incurred due to contraband, pets, the collection of rents or services rendered during the stay. The renter is not evicted by the owner for failure to comply with this contract.
- c. House is left clean in the same condition as found. All debris, rubbish and discards are placed in trash can provided on the back deck. Separate trash from recycling (Recyclables in the green plastic container on back deck). No dirty dishes left behind. Load the dishwasher and start; place all towels and used linens in the laundry room; start a load of linens in washing machine before leaving. Wipe down counters and stove top etc. Carpet, hardwood floors and furniture are free from stains, spots and spills.
- d. All keys are secured in the lock box and house is left locked.
- e. All charges accrued during the stay, if any, are paid prior to departure.
- f. Nothing is lost, missing or damaged. Any damage to the chalet or its contents or missing item(s) will be deducted from your deposit or charged to your credit card at repair/replacement cost. If there is a charge, an explanation will be mailed to you in 15 days. If there is extensive damage or cleaning, it may take longer than 15 days.
- g. The renter is not evicted by the local law enforcement for any reason.
- h. Check-In wasn't early and Check-Out wasn't late or extended. Late Check-out will incur a \$50 fee, unless previously authorized by owner.
- i. No pets were brought to the property. No smoking occurred on the property.

- j. No additional people used the house than originally agreed upon and listed in this agreement. A maximum of 6 people can use the facility and spend the night. Failure to report extra guests will incur a charge to your credit card after your stay or a reduction of your deposit.
 - k. All appliances and lights are turned off upon departure.
 - l. The barbecue is turned off after use; allowing for minimal propane consumption.
 - m. There is no underage drinking (under 21 years of age) on the property and no illegal drugs brought to or used on the property. If this occurs renter and all guests will be made to vacate the property without a refund of any kind.
 - n. If there is excessive noise or music, and/or illegal activity, or evidence of violation of these policies you may be asked to vacate the premises without any refund. In consideration for neighbors and established homeowner's covenants please respect quiet hours after 10:00pm.
 - o. There is a minimum 4 hour \$50/hr charge for the following: any smoke or tobacco smell or products in the chalet, pets on the property, and urine on bedding. Personal hygiene items, such as feminine products, tissues and condoms should be appropriately disposed of by the guest (please place in garbage containers) in consideration of housekeeping.
6. **CANCELLATIONS/EARLY DEPARTURE.** A written notice is required for changes of any kind made to the contract. Once booked the dates cannot be changed or are subject to availability and a change fee (\$50) payable to the property directly. No refunds are given. Cancellations or changes that result in a shortened stay, or early departure do not warrant a refund of any rent or deposit. Trip insurance may be purchased from a number of providers to cover emergencies resulting in cancellation or other unforeseen complications. One option is CSA Travel Protection: (800-554-9839). We cannot give refunds due to inclement weather or for early departure for any reason.
 7. **HOLDOVER.** Tenant shall not be permitted to holdover. Should any holdover occur, Tenant will be charged 125% of regular rental costs. Should you know in advance you would like to stay another day, please contact the owner. If no one is scheduled on the days you are requesting, you may be able to stay at normal rental costs.
 8. **MAXIMUM OCCUPANCY.** The maximum number of guests is limited to six (6) persons, unless prior arrangements have been made with the owner.
 9. **THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.** A minimum stay of four (3) nights is required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.
 10. **INCLUSIVE FEES.** Rates include a one-time bed linen and towel setup.
 11. **DAILY MAID SERVICE.** While linens and bath towels are included in the rental, daily maid service is not included unless arranged for in advance and acknowledged in writing.
 12. **RATE CHANGES.** Rates subject to change without notice. The rate at the time of the reservation will be honored
TAXES and FEES: All taxes (local, county, state, occupancy and otherwise) and fees for optional services are collected prior to rental date and are subject to the same cancellation policies.
 13. **FALSIFIED RESERVATIONS.** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
 14. **WRITTEN EXCEPTIONS.** Any exceptions to the above mentioned policies must be approved in writing in advance.
 15. **PARKING.** Several outdoor parking spaces are available. It may be required that renters use only 4-wheel/All wheel drive vehicles to gain access to the house during the months of November – March. The owner isn't responsible for any accidents, mishaps or such when the renter or guest is on the property. Do not park on the street in winter months as it may block the snow plow.

16. **MOTOR VEHICLES.** Only passenger vehicles may be driven on property. No motorcycles, ATV's, snowmobiles or other such vehicles are to be driven on property. The owner isn't responsible for any accidents, mishaps or such when the renter or guest is on the property.
17. **HOLD HARMLESS.** The renter and their guest agree to hold harmless the owner for any and all mishaps, accidents and such that occur on the property during the time of rental.
18. **DISPUTES AND LITIGATION.** Any disputes or litigation regarding this rental contract or any disputes or litigation regarding the rental of said property will be held in the King County of Washington State Courts - regardless of where the renter(s) resides. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to recover damages to said property or to your person as a result of the owner's negligence, or to enjoin any act contrary to the provisions here of, shall be awarded all the costs in connection therewith, including, but not limited to, reasonable attorney's fees. Arbitration shall be the first remedy to all disagreements.
19. **LOST ITEMS.** Please conduct a thorough sweep of the rental for personal items. Any items left behind will be held for 14 days. Found items must be claimed by owner in that time frame, or they will be disposed of. Owner of lost property agrees to pay all shipping fees associated with returning any item(s).
20. **LANDLORD'S RIGHT OF ENTRY.** Landlord/owner shall have the right to enter the premises, with notice at all times which are necessary for inspection and to make needed repairs, and this right shall exist whether or not Tenant shall be on premises at such time. During an emergency, Landlord/owner shall be permitted to enter the premises without notice.
21. **REMOVAL OF BOOTS IN HOUSE.** This house has a no boots policy. Please remove all boots prior to entering the house. This policy keeps the hardwood floor looking great and limits the amount of additional cleaning fee that could be incurred if the floors are damaged during your stay.
22. **SKI REMOVAL/STORAGE.** To prevent damage to the hardwood floors and walls, Skis and snowboards are not to be stored inside the house, and ski boots are not to be worn inside. Ski boots can be placed in the downstairs bathroom to dry overnight. Please keep skis stored either in your car or on the porch.
23. **SEPTIC.** We use a septic system. Help us protect the environment. Do not put any feminine products or condoms in the toilet. Limiting the amount of toilet paper used will help prevent a clog. Please do not pour grease down the drain or toilet.
24. **SECURITY.** When you rent the chalet, you assume responsibility for it and its contents, as well as your personal property. Always lock the doors and windows when you leave. There is a lock box near the front door to which you will be given a code. This code is changed with every guest for security.
25. **STEVENS PASS CHALET CANCELLATIONS.** In the unlikely event that we will have to make any changes to confirmed reservations, we will advise you at the earliest possible date. If this does happen, you will be given a full refund. We will also attempt to locate another facility for you. We will not be liable for any further obligations or claims by you.
26. **MOTHER NATURE - WEATHER:** Owner isn't responsible for any storm, snow, ice, rain, wind or otherwise that may disrupt, lengthen or shorten the renters stay or cause outages of power. Renter is aware that winter conditions can and do exist during the months of November-March and can be hazardous to the renter's health and welfare and may cause damage to the renter's property at anytime.

By Signing Below, I agree to all terms and conditions of this agreement

Responsible Party Signature

Date