

LOPEZ RETREAT VACATION RENTAL

www.lopezretreat.com

360-410-9149

1795 Port Stanley Road

Lopez Island, WA 98261

VACATION RENTAL AGREEMENT & INFORMATION
PLEASE FILL OUT, SIGN, AND RETURN WITH PAYMENT

Full Name of Primary Applicant: _____

Date of Birth: _____

Address _____

City/State _____ Zip _____

Phone: _____

Email: _____

The approval of this application is based upon the number of occupants shown below. The only persons authorized to occupy the Rental Property during the rental period will be the following:

Below, please enter the names and ages of all intended occupants.

Name and Age

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

1. **Reservations.** You may contact Lopez Retreat by telephone or e-mail to make a reservation. Upon confirmation of your occupancy dates you will be notified of the Rental Amount and other information to complete your application. Please refer to **#17 Reservation Policy**.

2. **Rental Period, Fee and Deposit.** The Rental Period shall be from 4:00pm on _____, 20__ until 11:00am on _____, 20__. The total Rental Amount plus tax shall be \$_____. A Reservation Deposit of \$_____ and Security Deposit of \$150 is submitted with this Application.

3. **Security Deposit.** All rentals, regardless of length of stay, require a security deposit of \$150. This deposit is fully refundable, within fourteen (14) days following the end of your rental period, if the premises are left undamaged, all inventory intact, and all financial obligations met. Renter is asked to leave dishes clean and trash must be taken outside to the garbage receptacle. A portion of this security deposit will be used for cleaning and/or trash removal if your rental home is left excessively dirty or littered, in our sole judgment.

4. **Cancellations.** If the undersigned cancels the Agreement more than Thirty (30) days prior to the beginning of the Rental Period, the Deposit, less a \$25.00 administrative fee, shall be refunded. If the cancellation is Thirty (30) days or less from the beginning of the Rental Period, all monies paid shall be forfeited unless Lopez Retreat is able to rent the property for the same dates and fee, in which case the Deposit, less a \$25.00 administrative fee, shall be returned.

5. **Occupancy Regulations.** The rental unit is subject to occupancy limits that are established by San Juan County and set forth in the property owner's County permit. The undersigned acknowledge that they are aware of the occupancy limit for this Rental Property, agree to abide by that limitation, and understand that

the owner has the right to terminate this Agreement before the end of the Rental Period if the limit is exceeded. Any such termination will result in a forfeiture of the Rental Fee.

6. **Accommodations.** The vacation rental is individually owned and reflects the owner's taste and requirements. The owner shall not be responsible for providing any additional furnishings not presently available in the unit. If you have specific standards or requirements for your vacation residence, we suggest you view the rental home prior to making the reservation. We cannot give refunds upon your arrival.

7. **Telephone Service.** Local service has been provided for you. However, only calls within the San Juan Islands qualify as local calls. Long distance calls, which include many Internet access provider numbers, are normally restricted. Tenants must use their personal calling cards or cell phones for long distance calls, with the exception of 1-800 numbers. Should long distance calls not be blocked, the tenant is responsible for any long distance, or information call charges incurred during their rental period.

8. **What we supply.** The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. **THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE NECESSARY.**

9. **Inventory.** The furnishings provided with each home are inventoried upon your arrival and departure. Kitchenware is supplied and there is a beginning supply of paper goods and soap (bath, laundry & kitchen). If upon check-in, you see something freshly damaged, please call immediately to relay the problem to us. Upon vacating, any missing or damaged inventory will be charged against your security deposit. Also, furniture needs to be left where found at the beginning of occupancy. Towels and linens are provided for your convenience.

10. **What you should bring.** Plan on bringing your personal toiletry items. Since we provide only a limited supply of toilet paper, paper towels, and other dispensable items to get you started on your vacation, you should plan on making a trip to the grocery store to replenish these items as you need them.

11. **Cleaning.** Each property will be inspected, sanitized and cleaned after your departure. The rental fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. **YOU ARE REQUIRED** to leave the property in the same general condition that you received it by making sure dishes are done and put away, trash must be taken outside to the garbage receptacle, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$25 per hour.

12. **Pets.** Pets are not allowed in or on the Rental Property.

13. **Smoking.** Our home is **non-smoking**.

14. **Permit Regulations.** Water is very scarce in the San Juan Islands and most homes are served by septic and well systems. In addition, all rental homes operate under rigidly enforced County rental permits, which could be jeopardized if their regulations are violated. Therefore, Renter must understand that this property is intended to be used only by the maximum specified number of persons shown above. Occupancy by additional persons, beyond the specified maximum, **could result in the forfeiture of your security deposit and/or early termination of your rental period**, without refund of rental fees paid. Due to permit rules, you must be respectful of property lines and boundaries between your rental home and its neighbors, and must observe "quiet hours" between 9 P.M. & 7 A.M., each day of your visit. We are bound by permit language to strictly enforce these regulations.

15. **TENANTS LIABILITY.** LOPEZ RETREAT does not assume any liability for loss, damage or injury to persons or their personal property. The furnishings and appliances of LOPEZ RETREAT are appropriate for persons of average size and stature. Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security

deposit being held, Tenant agrees to reimburse LOPEZ RETREAT for costs incurred to repair/replace damaged items.

16. **Check-In/Check-Out.** Check in time is 4:00pm and Check out time is 11:00am sharp.

17. **Reservation Policy.** Please return this signed rental agreement with your **reservation deposit, equal to one-half of the total Rental Amount plus the \$150 Security Deposit. We will courtesy hold your reservation for a maximum of 7 days, pending receipt of your deposit.** The remaining balance of your Rental Amount plus tax on the total Rental Amount will be due thirty (30) days prior to your arrival. Payment of your rental cost may be made by personal check if received at least 30 days prior to the beginning of your rental period, or by Visa or MasterCard. **Reservations made less than 30 days before your arrival date require credit card, money order or cashier's check with payment in full at time of reservation.**

Upon receiving payment of the full Rental Amount, Lopez Retreat will send you written confirmation and directions on how to locate the property and instructions on how to enter it.

For Payment by Check:

Amount \$ _____

For: Reservation Deposit ___ Security Deposit ___ Total Amount ___ (check all that apply)

The following is only if you desire to use your credit card for any portion of the balance due on your vacation home

I hereby authorize Lopez Retreat to charge my: (check one)

MasterCard___ Visa___,

Amount \$ _____

For: Reservation Deposit ___ Security Deposit ___ Total Amount ___ (check all that apply)

Credit Card Number _____ Expiration Date _____

Name as it Appears on the Card _____

Authorized Signature: _____

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

SIGNATURE _____ DATE _____