

29 Pines Property Management

19535 NE 188th St.
Woodinville, WA 98077
206-920-5437

infonow@29pinescabin.com

Rental Agreement

29 Pines Property Management agrees to rent 29 Pines Cabin to _____
(along with other occupants) hereinafter known as "Renters", for the period beginning at 3:00pm on _____
to 11:00am on _____, for _____ people.

Early check in and late check out may be allowed if the property is not rented within 24 hours prior to or immediately following the rental period herein. Please inquire if needed.

Rates (*Rates reflect a two-night minimum unless otherwise stated.*)

Renter agrees to the following rental rates (*please fill in applicable lines*):

Off season (*March - June, September, November - not including Thanksgiving Weekend*)

No. of weeknights _____ x \$145.00 = \$ _____
No. of Friday/Saturday nights _____ x \$155.00 = \$ _____
One night rental x \$190.00 = \$ _____

Holiday seasons (*July, August, October, Thanksgiving Weekend – February*)

No. of weeknights _____ x \$150.00 = \$ _____
No. of Friday/Saturday nights _____ x \$160.00 = \$ _____

Weekly special (*Any season*) No. of weeks _____ x \$950.00 = \$ _____

One time Cleaning Fee One time fee x \$20.00 = \$ 20.00

One time Pet Cleaning Fee No. of pets _____ x \$10.00 = \$ _____

More than 7 people (*max. 10*)

No. of extra people _____ x No. of nights _____ x \$25.00 = \$ _____

Add Lines 1-9 = \$ _____

10% off for return guests = \$ _____

SUBTOTAL \$ _____

11% (state sales and lodging) tax \$ _____

TOTAL DUE \$ _____

Form of payment:

____ Personal check

Please note: Absolutely no smoking is allowed anywhere on the property; inside or outside of the cabin.

Please make check payable to 29 Pines Property Management.

A minimum deposit equal to the first night's rent is required with submittal of this Rental Agreement signed by Renters' representative. The balance is due two weeks prior to start of rental. The code to the key lock box will be mailed to Renter upon receipt of balance.

A 20% non-refundable cancellation fee applies to all reservations cancelled within two weeks prior to the first day of the rental period (above). A 50% non-refundable cancellation fee applies to all reservations cancelled within one week prior to the first day of the rental period (above). An 80% non-refundable cancellation fee applies to all reservations cancelled within 48 hours prior to the first day of the rental period (above). If property is re-rented, then part or all of any cancellation fee may be returned.

If, for any reason beyond the control of 29 Pines Property Management, 29 Pines cabin becomes unavailable for the dates booked, 29 Pines Property management reserves the right to cancel the booking and issue a full refund. 29 pines Property Management is not liable for any further obligations or claims by Renters.

If, because of snow conditions, both passes are closed (Stevens and Blewitt) and it becomes impossible to get to the cabin, the Renter will be able to re-book their dates. No refunds will be issued.

It is the Renters' responsibility to inform 29 Pines Property management in writing regarding any changes in the number of people (including day visitors) occupying the premises, prior to the beginning of the rental period.

Renters shall use the premises for lawful purposes, and for residential use only. Renters shall adhere to local laws and Ponderosa Community Club rules, not disturb the peace, and not litter the premises or surrounding areas. The Renters shall follow House Rules and other provisions related to the premises posted at premises.

FIRES: Outdoor fires are not permitted at 29 Pines Cabin. In summer months there is a gas barbecue provided for outdoor cooking, and in the cold months there is a wood burning stove in the cabin. There is a spare gas canister stored under the barbecue. If the first canister runs out, please store it in place of the full canister and report the empty canister to management so that it can be replaced for future guests. Wood for the indoor wood stove can either be found stacked on the back deck, or in the wood shed around the left back side of the "barn". Kindling is not provided, so please bring your own. Under no circumstances should renters set a fire, or use potentially combustible substances, including cigarettes, anywhere else on or near the property.

Renters may rent videos from Plain Grocery using the 29 Pines account. Renters agree to be responsible for the payment and return of all videos rented from Plain Grocery using the 29 Pines Cabin account, and agree that 29 Pines Property Management will bill Renters \$20 Return Fee and any unpaid late fees or other charges incurred by Renters for video rental (given that the owners may not return to the cabin for several weeks, late fees may be considerable).

Except for normal use and maintenance, the Renters shall leave the premises in as good condition as the premises were upon arrival. A failure to notify 29 Pines Property Management of any substandard condition in the premises within 24 hours of arrival shall constitute a waiver of any claims regarding the condition of the premises. The Renters shall pay for any damages to the premises.

Pets may be allowed on a case by case basis. Please inquire. Renters agree to clean up after pets and to properly dispose of all animal waste on the property.

If for any reason the premises become unsatisfactory during rental period noted above, 29 Pines Property management must be notified within 24 hours of the occurrence giving rise to the claim or prior to the end of the duration of the rental period, whichever is less. Complaints lodged after the rental period has finished will not be taken into consideration.

