

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.

Renter agrees to the rate of \$140.00 per off season weeknight (New Years Day until July 4th weekend, and Labor Day until Thanksgiving weekend) and/or \$155.00 per weekend or winter or summer holiday nights, or \$850.00 per week, as stated on the website, plus 11% tax (8% sales tax, plus 3% WA state lodging tax), plus \$100.00 pet deposit (if applicable, please see conditions below).

No. of weeknights:	_____	x \$140.00 = \$	_____
No. of weekend/holiday/summer nights:	_____	x \$155.00 = \$	_____
No. of full weeks:	_____	x \$850.00 = \$	_____
		Add Lines 1-3 = \$	_____
		10% off for return guests = \$	_____
		SUBTOTAL	\$ _____
		11% tax	\$ _____
		TOTAL DUE	\$ _____

Form of payment:

Personal check
 Credit card (please fill out details on last page)

If you are bringing a pet, please send the \$100.00 deposit as a separate check if possible. The check will be voided, torn up and thrown away by 29 Pines Property Management or returned to you, as per your instructions, upon satisfactory cleaning report.

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 only allowed in the “og” outdoor fire place in the back yard. Under no circumstances should renters set a fire, or use potentially combustible substances, including cigarettes, anywhere else on or near the property. Renters must abide by the fire restrictions and regulations set by the fire department, and under no conditions should light any fire if there is a burn ban in effect. Fire conditions and regulations are usually posted on the road on the way to the cabin, but if in doubt, please check at the fire station which is near the pool.

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. Renters agree to a \$100 pet damage deposit, which shall be paid by separate transaction than the rent.

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.

29 Pines Property management is not liable for any breakdown of the supply of utilities or essential services to the premises. However, all reasonable attempts will be made to arrange to have any such problems solved and/or repaired.

The liability of 29 Pines Property Management shall be in all events limited to the amount equal to the total fees paid by the Renters, and shall not include any consequential damages or contingent liabilities, nor under any circumstances shall include 29 Pines Property Management's assets or owners' personal assets.

Housekeeping is provided prior to and after the rental period. No housekeeping is provided during the reservation period. It is the Renters' responsibility to take care of minor housekeeping (including, but not limited to: sweeping and vacuuming, washing towels and linens if necessary, washing dishes, etc.) throughout the duration of the rental period.

At the end of the rental period the key shall be left in the cabin and the lock box as per instructions mailed to renter and posted at the cabin.

29 Pines Property Management is not responsible for lost or stolen items. Items left at the property can be shipped to Renter for a fee of \$20.00 plus shipping costs upon receipt of Renter's written request. Lost items will be held for one month after rental period, after that 29 Pines Property management reserves the right to donate said items to charity, or to properly dispose of them.

Any breach of this contract may result in forfeiture of full rental amount, damage deposit and use of premises.

The undersigned represents all Renters who will be using the premises and agrees to all charges, terms and conditions of this rental agreement on their behalf.

_____/_____
Renters' Representative Printed name / Signature Date

Mailing address

_____/_____
Phone/e-mail

___ If paying by check, please mail with Rental Agreement.

___ If paying by credit card:

___ Visa ___ M/C ___ Am Exp ___ Disc

Name on card

Card number

Exp. date 3 digit security code

Signature