

# Vacation Rental Lease Agreement

This agreement constitutes a contract between the guests(s) and Lake Roosevelt Suites (LRS) acting as Agent.

Please read this Vacation Rental Lease agreement thoroughly. Any monies received by LRS for occupancy of vacation property indicate the acceptance of the terms and conditions of this Vacation Rental Lease Agreement. It is the responsibility of the guest(s) to be familiar with all policies within this agreement. This rental agreement is entered into by and between the renter, hereinafter referred to as "Guest", and Lake Roosevelt Suites hereinafter referred to as "Agent".

1. Reservation Requirements- Reservations are not considered "guaranteed" until a signed rental lease agreement and payment of 100% of the total rental fee including tax plus 100% of processing fees, insurance, damage waivers, hot tub and cleaning fees, or any additional items, are received by Agent at the appropriate office. If payment is not received in full 14 days or more prior to guest arrival, reservation may be subject to cancellation without refund.
2. Accepted Forms of Payment- MasterCard, Visa, Discover, American Express.
3. Cancellation- Cancellations are subject to our No Refund Policy.
4. Rental Refund- Rental payments are non-refundable for any reason.

\_\_\_\_\_ I understand that the rental payments are non-refundable for any reason.

5. Security Deposit- A security/Damage deposit is required at check in, and must be credit card with valid drivers license. The card will be left open until the Guest(s) vacate the property and the unit has been gone through to check for damages/missing items. Guests with no major credit card will not be checked in.
6. Confirmation of Reservation- Confirmation of the reservation will be emailed to Guest(s) upon receipt of the reservation advance payment. Guest(s) may also print confirmation from agents website after signing and returning the Vacation Rental Lease Agreement. Please read the confirmation for accuracy of dates, mailing address, numbers of adults and/or children and accommodations.
7. Refund Policy- Agent(s) cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TVs, Satellite Receivers, or other appliances. Please report any inoperative equipment to us immediately. Agent will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of appliances or equipment. No refunds for early departures (less days than reserved), no refunds will be given for delayed arrival, no refunds for reducing the number of nights reserved.

8. Acts of God- Neither Owner nor Agent shall be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, or inclement weather. No rebate or refund will be offered in the circumstances.
9. Age Requirements- Guests under the age of 21 unaccompanied by a parent or legal guardian will not be permitted to register and will lose all funds paid to Agent. Any reservations made under false pretenses will result in loss of advance payments and possible removal of guest from rental unit. No Fraternities, No Sororities, No house parties, No exceptions. Violations will result in immediate eviction with no refund of any monies. The agent reserves the right to refuse service to anyone.
10. Service fee- All reservations are subject to a \$50.00 fee for cancellations.
11. Check-in/ Check-out Times- Check in time is after 2:00pm. Check in takes place at 1949-C Hwy 25N Evans WA. 99141. Keys are not available until the room is ready for occupancy. No exceptions to this policy will be made. Agent will use reasonable efforts to have the rental property ready for Guest(s) at check-in time, but Agent cannot guarantee the exact time of occupancy. Please call in advance if you may be arriving after 6:00pm so that arrangements can be made for guests property keys to be picked up. Check-out time is before 10:00 am- no exceptions. Check-out takes place by informing the Inn Keeper of your departure and returning the keys to them. Guests that do not vacate the rental property and return the keys by 10:00 am without the consent of the Agent are subject to an hourly charge of \$35.00.
12. Maximum Occupancy - At all times, the maximum occupancy is the number the suite sleeps, including infants. Occupancy limits are in accordance with rules of the State Fire Marshall's Office. Sleeping limits show as (for instance) "sleeps 2". Guests and visitors must be preapproved by Agent in advance. (Each child counts as one guest). For approved additional guests, you will be charged \$25.00 per night per guest. If you bring in extra guests or visitors without prior approval and payment, guest(s) will be asked to vacate the property. Any security payments and all rent will be subject to forfeiture. Absolutely No House Parties Allowed!!
13. Furnishings - Furnishings are subject to change without notice. Furniture, bedding, mattress pads, utensils or any other property supplied with the rental property must not be taken out or transferred from one property to another. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to the guest(s).
14. Items Guest(s) Must Provide- Any personal articles, any food and drink items, coffee filters, paper towels, napkins, foil, favorite pillow, videos, and a good book. Extra towels for pool and spa usage are suggested.
15. Linens- A basic supply of linen is provided in each property. Bed linen and bath towels are not changed during your stay. You may request a turndown service for an additional \$35.00.

16. Rental Assignment Change- Agent reserves the right to change Rental Assignments without prior notice or liability in the event of a sale of the rental property, or if the unit becomes unavailable. When comparable accommodations are not available, guest(s) will have the option of selecting from available properties or receiving a complete refund.
17. Pets- You acknowledge that NO PETS are allowed in or on the premises unless Agent has expressly authorized such use. Prior permission must be granted for pets. Specific rules must be followed. We do not allow pets anywhere on or about the premises. IMPORTANT: Unauthorized occupancy of pets will result in a \$250 fine, immediate eviction and loss of all rents and security payments.
18. Hot Tubs- Hot Tubs have been cleaned prior to your arrival. There will be a \$150.00 charge if guests(s) require an additional cleaning of the Hot Tub during Guest(s) stay.
19. Pest Control- Many different pests live and thrive in this region. Should you experience a pest control issue, please contact guest services so Agent may attempt to eradicate the problem.
20. Listings and Pricing- Information regarding individual listings is believed accurate but cannot be guaranteed. We have made every effort to ensure that all the information on Agent's website(s) is current and accurate. Rates, furnishings, fees, and taxes are subject to change without notice.
21. Indemnification and Hold Harmless- Guest(s) agree to indemnify and hold harmless the Owner and Agent for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).
22. Violation of Agreement- If Guest(s) violates any of the conditions of this Agreement, Agent may terminate this Agreement and enter premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and security deposits.
23. Credit Card Agreement- I am providing my credit card number as a guarantee of payment to Agent. I agree to pay all rent and charges related to property rental. I accept all terms of the lease agreement and accept all liability for rent and charges related to property rental, as well as any damage beyond normal wear and tear during the term of my lease with Agent. I understand that these costs will be charged to my credit card. In the absence of another payment arrangement, I authorize Agent to charge my credit card for payment of these items. Agent may use any funds received from me upon Agent's receipt of such funds.
24. Lost and Found- Agent nor property owner will be responsible for guest(s) personal property left behind or lost during stay. If we are able to find an item left behind we are willing to ship it to the registered guest upon request. Shipping charges will be charged to the guest once we are given a valid credit card number. (We do not accept AmEx) Items unclaimed will be held for a maximum of

14 days at which time the agent reserves the right to dispose of or may elect to donate the item(s) to a local charity.

Please read, sign, copy, and return entire contract within 3 days! Upon receipt of signed rental agreement, Agent will make a confirmation number available to guest and will either email confirmation to guest or guest may print a confirmation of reservation from the appropriate Agent website.

By signing this agreement, I have read and fully agree to all of the above policies.

\_\_\_\_\_  
(Print Name on Reservation)

(Signature of Name on Reservation)

(Signature Date)

\_\_\_\_\_  
(Print Name on Reservation)

(Cardholder's Signature)

(Signature Date)