

Welcome to Autumn Acres! Here is a copy of the lease agreement that you agreed to when making your reservation.

This Short Term Rental Agreement (the "Agreement") is made by and between Heather Hamilton, member/manager for Riverside Farms ("Homeowner") and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: The property is located at:
594 State Route 6, Raymond, WA 98577
The property is furnished and includes several appliances, linens and towels.

2. Rental Party: The rental party shall consist of the following persons:

_____ (as set forth in reservation) _____

3. Maximum Occupancy: The maximum number of guests is limited to 8 persons day or night. *No weddings, graduations, receptions, reunions or similar event unless prearranged, additional fees will apply.*

4. Term of the Lease: The lease begins at 4:00 p.m. on (the "Check-in Date"), with the exception of Sunday, and ends at 11:00 a.m. on (the "Checkout Date"). Sunday has a check-in time of 5:30pm.

5. Minimum Stay: This property requires a 2-night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the 2-night rate.

6. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately. Payment in full shall be due when making reservations unless other arrangements were made.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 90 days prior to the Check-in Date; 50% if cancelled 30 days prior to the Check-in Date, no refund if within 7 days of check-in.

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Use of hot tub is permitted at your own risk.

Guest Signature _____

Guest Address/Phone number _____

* The owner of this house is a licensed real estate broker.

Rental Rules

1. Smoking, vaping or illegal substances are NOT allowed.
2. People other than those in the Guest party set forth above may not be on the property unless approval has been received. Any person on the property is the sole responsibility of Guest.
3. The house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. When leaving, please check all areas carefully, owner is not responsible for any items left behind.
4. Please keep the property and all furnishings in good order.
5. Only use appliances for their intended uses.
6. PETS are permitted only with prior approval and \$25 pet fee, per pet, per stay. Please clean up after pets and do not allow them on the furniture.
7. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily housekeeping service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
8. Water and Septic: The property is on well water and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$300.
9. Quiet Hours: Quiet hours are between 10:00 p.m. and 8:00 a.m. Please be respectful of the neighbors.
10. Garbage: Please make sure all garbage is picked-up and in garbage bags. Please leave garbage in garage.
11. Please shower before using the hot tub. Additionally, please do not eat and drink when in the hot tub.
12. Please stay only in the fenced in area around the house, this is a working farm and due to safety concerns, exploring the property is not permitted. However, just across route 6 is the Willapa Hills Trail which is a 50+ mile trail that you are welcome to explore.
13. Storms: If there is a storm or hurricane, no refunds will be given unless:
 - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area".
14. For security, there is an exterior doorbell camera and a camera monitoring the backside of the property. To ensure privacy, there are no interior cameras.

Internet Password is located on the back of the modem in the first bedroom to the right.

**If you have any questions or need anything, please text Heather at 360-515-6303.
Thank you!**