

Welcome to the South Fork River Ridge Home! 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 Pacific Coast Vacation Rentals and River Ridge Properties LLC ("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:  
475 South Fork Road, 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 designated in reservation \_\_\_\_\_)

**3. Maximum Occupancy:** The maximum number of guests is limited to 8 persons day or night. The first two guests are included in the base nightly rate, there is an additional fee of \$20 per night per guest for more than 2. *No weddings, graduations, reunions, receptions or similar event.*

**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. Only people included on reservation should be on the property unless prior consent is given.

**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:** Payment in full shall be due when making the reservation unless other arrangements were made. If the premises appear dirty or damaged upon check-in, Guest shall inform the Pacific Coast Vacation Rentals immediately.

**9. Cancellation Policy:** If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows: Guests who cancel at least 30 days before check-in will get back 100% of the amount they've paid. If they cancel between 14 days before check-in, they'll get back 50%, no refund within 7 days of check-in.

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

**11. Any swimming or hot tub use is done so at your own risk.**

Guest Signature \_\_\_\_\_

Guest Address/Phone number \_\_\_\_\_

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

Wifi is Starlink, no password is needed.

## Rental Rules - Exhibit A

1. Smoking, vaping and illegal substances are NOT allowed.
  2. No more than 8 people and only those included in the reservation may be on the property. Guest takes full responsibility of ensuring that all members of his/her party follow the Rental Rules.
  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.
  4. Keep the property and all furnishings in good order and only use appliances for their intended uses.
  5. PETS are permitted only with prior approval and payment of pet fee, \$25 per dog, per stay. Cats are not permitted. Dogs are permitted but are required to be current with vaccinations, are not allowed on furniture and need to be cleaned up after.
  6. 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.
  7. Water and Septic: The property is on well water and septic systems. 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.
  8. Quiet Hours: Quiet hours are between 10:00 p.m. and 8:00 a.m. Please be respectful of the neighbors.
  9. Garbage: Please make sure all garbage is picked-up and in garbage bags. Garbage cans are located across the road by the shop and fire pit.
  10. Please hose off or shower when going from the river to the hot tub so that dirt and debris does not get in the hot tub. Additionally, please do not eat or drink while in the hot tub.
    - Please add 1 Tbls. of shock to hot tub after each use.
  11. The well does not produce much water and even though there is an additional storage tank, heavy use will cause the water to run out. We are in the process of fixing this. In the meantime, we ask that you please stagger your water usage so that the water doesn't run out. If it does run out, it will turn on again if you allow the well time to recover and fill the reservoir.
  12. The marble countertops are sealed but still stain easily. We ask that you not place anything but glass and plastic on the counters because even food on the counters can cause them to stain.
  13. 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.
  14. 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".
- Lawn games and kayaks are in the garage and are for your enjoyment. Please return them to their location when you are through using them. Additionally, please hose off kayaks to remove any mud or debris before returning them to the garage.

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