

Welcome to the Riverside Farms! 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 ("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:
4 Pehl 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:

_____ (those designated on reservation) _____

3. Maximum Occupancy: The maximum number of guests is limited to 6 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. 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.

Signature
Printed Name
Phone Number
Address

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

Rental Rules

1. Smoking, vaping and illegal substances are NOT allowed.
2. No more than 6 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 pet, per stay. All pets must be kept on a leash during your stay as per HOA rules. Please clean up after your pets and do not allow them on the furniture.
6. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid 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 city 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 \$500.
8. 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. Just over the bridge on the right is a garbage can that you are welcome to use.
11. Please shower before using 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, and the river area around the bridge. Due to safety concerns, exploring the property is not permitted.
13. For security, there is an exterior doorbell camera and a camera monitoring the driveway 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".

Internet in Starlink and there is no passcode required

- Please add 1 Tbls. of shock to hot tub after each use.
- Please note: The recliners on the couch are electrical, not push-back type, please use the buttons on the side, do not push yourself back.

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