



Hood Canal Vacation Rentals

P.O. Box 770, 31 Brinnon Lane, Brinnon, WA 98320
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Email: brinnon@windermere.com

Vacation Rental Application and Agreement

Table with 4 columns: Property Name, Max # Occupants, Arrival Date, Departure Date. Includes sub-times 4PM and Noon.

Full Name of Primary Applicant _____

Address _____ Email _____

City/State _____ Zip _____ Phone _____

Drivers License # _____ State _____

Present Employer _____ Phone _____

All reservations accepted are subject to home availability changes, which may be beyond our control. Changes which could invalidate your reservation include, but are not limited to, the reserved property being removed from our rental pool by the owner, or prior damage to the reserved rental property, which makes it unsuitable for your occupancy. Regardless of the reason the reserved property may become unavailable for rent, our liability is limited to the return of your deposit and any rental payments made. If such a circumstance occurs, we will make every effort to place you in alternative accommodations. Your vacation and satisfaction are important to us.

The approval of this application is based upon the number of occupants shown below; at least one applicant must be 25 years of age at time of application. Any additional occupants must be approved by Windermere Hood Canal Vacation Rentals prior to your arrival.

Below, please enter the names of all intended occupants, other than the primary applicant shown above. Please enter the ages of any occupants under 18 years of age (infants are considered occupants and are required to be listed).

Table with 3 columns: Name/Age, Name/Age, Name/Age. Includes three rows of blank lines for input.

Additional Terms & Conditions:

- 1. Reservations: Your reservation will be accepted when we receive this signed rental agreement and your reservation fee, equal to the total rental amount due. All reservations will be guaranteed with a credit card. If your signed agreement are not received within 5 days, the home will be put back into the rental pool. Reservations made less than 30 days before your arrival date require payment by credit card, money order or cashier's check within 48 hours of making your reservation.
2. Cleaning Fee: All rentals, regardless of length of stay, require a \$175 non-refundable cleaning fee. Missing keys must, for safety reasons, result in the re-keying of the house with the re-keying expense charged to the Renter. If your rental home is left excessively dirty or littered, in our sole judgment, the cost will be charged against your credit card. If the rental home has sustained damage due to your occupancy, the cost will be charged against a portion of your deposit or credit card, pending the establishment of actual cost of such damage.
3. Cancellation Policy: If you need to cancel a reservation for any reason, a refund of the amounts paid will be allowed, only when the reserved home is rebooked for the same reservation period and price. Once we actually receive the replacement reservation deposits and/or prepaid rents for your reserved booking period, we will refund the amount paid less the Administration fee of \$50 and a cancellation fee equal to 10% of the full contract rent. Deposits for unused reservations are fully refundable.
4. Holdover Tenancy: Any stays beyond your reservation dates must be approved by Windermere Hood Canal Vacation Rentals. If a holdover is approved, additional rent will be charged at the daily rate if the initial stay was less than one week; or the prorated weekly rate of the initial stay was one week or more. Housekeepers will start cleaning at 12:00 Noon on your designated check-out day, so on-time departure is critically important. Please be considerate.

5. **Early Check-in or Late Check-out:** If available and without impacting another renter, early check-in or late check-out will be granted subject to a \$50 fee per occurrence. Extended check-in or check-out times will not extend to a full day; otherwise fees charged will be as described in paragraph 4 above.
6. **Telephone Service:** Local telephone service may be available – please read the specific amenities regarding each particular home that you are interested in renting to determine availability of local telephone service. No long distance service will be provided. Renters must use their personal calling cards or cell phones for long distance calls with the exception of Toll Free numbers.
7. **Inventory:** The furnishings provided with each home are inventoried upon your arrival and departure. Kitchenware is supplied and there is a beginning supply of paper goods and soap (bath, laundry & kitchen). **If upon check-in you see something that appears to be damaged, please call immediately to relay the problem to our vacation rental office.** Upon vacating, any missing or damaged inventory will be charged against your deposit or credit card. Also, furniture needs to be left where found at the beginning of occupancy. Towel and lines are provided for your convenience.
8. **Television Reception:** Please be aware that television reception can be poor or non-existent on Hood Canal. **Windermere Hood Canal Vacation Rentals makes no warranty as to quality or availability of television reception.** If a home does not specifically state that it has cable or a satellite dish, there may be no reception at all.
9. **Permit Regulations:** Water may be scarce in the Hood Canal region and most homes are served by septic systems. In addition, all rental homes operate under rigidly enforced County rental permits, which could be jeopardized if their regulations are violated. Therefore, Renter must understand that this property is intended to be used only by the maximum specified number of persons shown above. Occupancy by additional persons, beyond the specified maximum, WILL result in a \$500 charge and/or early termination of your rental period, without refund of rental fees paid. Due to permit rules, you must be respectful of property lines and boundaries between your rental home and its neighbors, and must observe “quiet hours” between 9 P.M. & 7 A.M., each day of your visit. We are required by the rental permit to aggressively enforce these regulations.
10. **Lost and Found:** Windermere Hood Canal accepts no responsibility or liability for “lost” items, however, Renter who leaves personal property at the rental home at check-out may be contacted by Windermere Hood Canal personnel. If items are found Renter may be offered the opportunity to have “lost” items returned at the Renter’s sole expense plus and additional handling fee – to be charged to their credit card. If Renter has not requested return of the items when contracted by Windermere Hood Canal personnel or does not respond to our query for return of items, the items will be disposed of after being held for 30 days. Windermere Hood Canal accepts no responsibility or liability for “lost” items.
11. **Alternative Accommodations Not Available:** Renter acknowledges they have read the homes’ specifications on the Windermere web-site or received a home specification sheet for the covered rental home. Renter is asked to be certain, based upon the specifications, that the rented property is acceptable for their occupancy. Due to the potential loss of owner revenue and the lack of last minute alternative accommodations, **occupancy changes will not be available upon arrival.**
12. **All Vacation Rental Properties are Smoke Free.**
13. **Pets & Pet Fees: Pets are not allowed anywhere on the property, unless otherwise specified.** (We cannot guarantee that your rental home is “allergy-free” as owners may have pets). Brining an unauthorized pet to any property WILL result in a \$500 fee charged to your credit card and will result in early termination of your rental period. In addition you will be charged for any damage or cleaning necessary as a result of the pet. (Please see “Addendum to Vacation Rental Application and Agreement Page 1, Authorized Pets Only” for more information.)
14. **Liability Release:** Renters acknowledge that this is a rural vacation rental home with normal indoor and outdoor risks. Windermere Hood Canal Vacation Rentals, affiliates and Property Owner shall not be responsible for injury or loss associated with the recreational use of the vacation rental home or property. This would include, but is not limited to, slips or falls on activities. Renter releases Property Manager, Windermere Hood Canal, and/or Property Owner from any liability for injury or loss resulting from renter’s family, guests, or own usage of premises.

The undersigned parties understand and represent that they have read this rental agreement, will comply with its terms, and are executing this legal document on behalf of all parties named on the guest list, above.

Renter:

By: _____ Date: _____ By: _____ Date: _____

By: _____ Date: _____ By: _____ Date: _____

Accepted Brinnon, Washington by Windermere Hood Canal Vacation Rentals:

By: _____ Date: _____

Credit Card Authorization:

I hereby authorize Windermere Hood Canal to charge my: (*Check one*) Visa ___ MasterCard ___ Amex ___ Disc ___ for my rent, tax, deposit and other applicable fees.

I agree that charges for damage, excessive cleaning and/or trash removal, in Rental Agents sole judgment, the cost will be charged against my credit card.

I also agree that charges for an unauthorized pet(s) or guest(s) that exceed the maximum number of occupants will result in a \$500 charge to my credit card.

Due to a new mandated credit card policy effective 07/01/2004, we are required to have the *Card Security Code (CSC)* of your credit card in order to process your transaction. Without this information we will be unable to process this reservation by credit card. Thank you for understanding; we are simply complying with credit card safety standards.

Credit Card Number _____

Expiration Date _____

Zip Code _____

Card Security Code (CSC) _____

What's this? Visa & MasterCard – three digits code on the back of the credit card. Amex – four digit code on the front of your card.

Name as it Appears on the Credit Card _____

Authorized Signature _____

Office Use Only _____

ADDEMDUM TO VACATION RENTAL APPLICATION AND AGREEMENT, Page 1

Authorized Pets only:

1. Some homes will allow pets (Limit two) by paying an additional "Pet Fee" charge of \$25 per pet plus tax per reservation.
2. Renter agrees that pet(s) will not be permitted to wander from the rental property, or in any way disturb the neighboring properties or neighborhood.
3. Renter agrees that all pet droppings will be removed from the premises and disposed of prior to Renter's departure. Failure to do so will result in Rental Agent contracting for this to be done at Renter's expense.
4. Pets are allowed as a courtesy, and they are not allowed on furniture or beds. Many people are allergic to pet dander.
5. Renter agrees to keep the pet(s) under control at all times. Should the pet(s) become a nuisance due to noise, barking, or damage to buildings or grounds, tenant agrees to immediately remove the pet(s) from the premises upon the Rental Agent's request.
6. Renter further agrees to assume all responsibility for their pet(s), financially or otherwise, and that said financial responsibility shall not be limited to deposit amounts posted with Rental Agent. Said responsibility shall include, but not limited to: additional cleaning or damage repairs to the buildings, contents, or grounds of the premises, necessary as a result of the pet(s). Please tidy up if your pet has left additional hair, sand & debris. Each hour of cleaning time, beyond the normal average time required for the subject property, will be billed to renter at the current hourly housekeeping rates.
7. The Rental Agent reserves the right to cancel this permission without notice, if considered necessary for the welfare of the premises or neighbors. It is understood that acceptance of pet(s) or required removal of pet from premises shall in no way nullify the terms of the Vacation Rental Application and Agreement.
8. Pet(s)

_____	_____	_____	_____	_____	_____
Name	Age	Breed	Name	Age	Breed

Hot Tub Release:

We, the incoming Renters of the above mentioned property, do hereby release and hold harmless the owner of the property, the property management company, and the hot tub maintenance personnel from any liability arising from the use of the outdoor hot tub provided with this property. In addition, we will notify your property management department immediately should any problems arise. **Hot Tub usage tips are found in the Windermere White Notebook located in the home.**

Hot Tubs: If a hot tub is improperly used and must be drained and refilled, extra maintenance cost will be charged against your deposit or credit card.

SEE PAGE 2 OF ADDENDUM TO VACATION RENTAL APPLICATION AND AGREEMENT

ADDENDUM TO VACATION RENTAL APPLICATION AND AGREEMENT, Page 2

Child Responsibility Agreement: Due to the unusual configuration and proximity of your prospective vacation rental home, to the water and/or a high bank bluff, Windermere Hood Canal Vacation Rentals, Rental Agency, and Renter agree to the following:

1. Rental Agency has informed Renter that this property would not normally be suitable for occupancy by small children.
2. The Rental Agency hereby advises Renter that if this rental occupancy is allowed, personal supervision of children will be **required at all times**. Renter agrees to this responsibility as a condition of the rental agreement.
3. The rental home to be occupied is either located on a high-bank bluff, close to deep water or some other condition unsuitable for small children exists. This home may also have access to the water, where potentially slippery rocks will be located, depending on the time of day and tide condition present.
4. The Rental Agency has been asked by Renter to allow them to rent this property with children, after being warned of the above conditions.

Renter hereby accepts all responsibility for the safety of their children and releases Rental Agency and the property owner from all liability resulting from this occupancy.

Renter acknowledges that paragraph 3 above is also applicable to adults and children of all ages and that caution and care must always be applied when occupying a waterfront property or a property that has access to the waterfront.

The undersigned parties understand and represent that they have read this rental addendum, will comply with its terms, and are executing this legal document on behalf of all parties named on the guest list, above.

Renter:

By: _____ Date: _____ By: _____ Date: _____

By: _____ Date: _____ By: _____ Date: _____

Accepted Brinnon, Washington by Windermere Hood Canal Vacation Rentals:

By: _____ Date: _____