



**SEASHORE DREAMS RENTAL AGREEMENT**

4683 State Route 109, Moclips, WA

Owners mailing address:  
**SEASHORE DREAMS, LLC**  
11626 11<sup>th</sup> LN SE  
Olympia, WA 98513  
253.381.8997 - 253.353.7307(fax)  
email: davidsondeanne021@gmail.com

This agreement is for **Coastal Breeze Cottage** Number of Guests (all adults/children over age one year) \_\_\_\_\_ Number of Dogs \_\_\_\_\_  
Please note, If the number of guests/dogs changes, please notify us prior to arrival to avoid breach of our contract and forfeiture of damage deposit. This is a NON-SMOKING property. A fully refundable damage deposit of \$400 is required prior to access of our home.

**Guest in charge who must be present during stay (Print full name, address and phone numbers)**

\_\_\_\_\_

Mailing address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Booking Period:**

From: \_\_\_\_\_ to \_\_\_\_\_

**Nightly rate:** \_\_\_\_\_ **Cleaning Fee:** \_\_\_\_\_

GUEST LIST: The name and age of all guests staying (or visiting) at the property must be listed below. The breed, age, weight of dog if approved by manager must also be listed below: Must be 25 or older to book.

Guest Name	Age
1. _____	_____
2. _____	_____
3. _____	_____

**Dog:** \_\_\_\_\_

**(parking is limited to 2 vehicles per unit) \*some exceptions made with prior approval**

**CAR MAKE** \_\_\_\_\_ **Model** \_\_\_\_\_ **Color** \_\_\_\_\_ **License Plate #** \_\_\_\_\_

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## Payment policies:

To reserve your dates, ½ fee must be paid at time of booking. If you have not rented from us before, you must provide personal picture identification. Payment can be made by check (if more than 30 days out) or via PAYPAL. All reservation contracts must be received with the deposit before the dates will be confirmed. Manager/owners require full payment (including taxes, cleaning fee and damage deposit) for the entire rental period 30 days prior to arrival. The exact amount owing shall be attached to this Agreement. Payment shall be made via PAYPAL.

Check in time: 4:00 p.m. - Check out time: no later than 11:00 a.m.

You may purchase early check-in or late check out if available for ½ nightly rate plus tax.

## OWNERS POLICIES

1. **AGREEMENT:** This Booking Agreement is a contract and by making payment the Guest and all members of his/her group are legally bound to comply with all terms set forth herein. The primary Guest must be present during the reservation the entire time. There are no third party rental agreements.
2. **PAYMENT:** Terms for payment are set forth on the first page of this Agreement and incorporated herein by this reference.
3. **TERM:** Booking term shall be for the time set forth on the first page of this Agreement. No extensions will be allowed without prior approval and deposit. No refunds will be provided for early departure.
4. **CANCELLATIONS:** Full refund will be provided to the guest booking if notice of cancellation is received at least 6 days prior to the beginning of vacation period. No refunds will be allowed within 5 days prior to the booking term.
5. **PETS:** No Cats. We must be notified if you are bringing a pet. (only mature dogs allowed) In most cases up to two dogs but must be approved by owner with signed dog agreement. A charge of \$20 per stay for each dog under 15 pounds and a charge of \$40 per stay for each dog 15-60 pounds. If dog is larger, owner will provide a rate if accepted. If additional cleaning including dog hair, yard pickup or other damage exceeds the norm of dog towel wash and dog smudged windows, your refundable deposit will be forfeited. No pets shall be left unattended inside premises. (\*see refundable damage deposit)
6. **DAMAGE:** Report any damage immediately to the Owner/Manager upon entry of the premises. You may be charged for any unknown damages. An inventory and damage report is taken upon the completion of each rental period. If the cost of damage exceeds the amount collected, the balance for the damage will be charged via PAYPAL. Damage includes, and is not limited to, wear and tear beyond normal usage, such as smoke damage, damage to walls, fixtures, glass, decks, landscaping, carpets, structures, lost, damaged or destroyed linens, electronic components and appliances.
7. **INSURANCE:** Owners have property and liability insurance to cover their own risk. Guests are exclusively responsible for any damages to their property and as well as their group members property and injury due to any cause including known or unknown dangers or defects in or to the property. Guests are hereby put on notice that they have the option to purchase travel insurance and/or renters/home insurance to cover their personal risk at their own expense.
8. **NEIGHBORS:** Please respect the rights and privacy requirements of our neighbors. No loud music or parties are allowed on these premises. The use of fireworks are strictly prohibited on premises. Be considerate with cars and noise coming and going at early or late hours. Quiet times are between 10:00 p.m. and 9 a.m. If you are disruptive of other guests you may be evicted without a refund.
9. **ACTIVITIES:** No illegal activities are permitted on the premises (inside home or anywhere on property) including, but not limited to drugs or underage drinking. No smoking of any type including cigars, vaping, marijuana etal. This is grounds for immediate eviction.
10. **REFUNDABLE DAMAGE DEPOSITS:** For any booking, the manager/owner reserves the right to collect a fully refundable damage deposit of \$400 per townhome. If the cleaning inspection team finds no damage upon vacating premises, deposit will be returned within 14 days. If there is additional clean up, breach of the signed contract in any way, scratches to floors, walls, doors and windows your entire deposit will be forfeited and you will be notified. If the damage exceeds, you will be invoiced for the balance.
11. **HOLD HARMLESS:** Guest and all members of his/her group agree to indemnify and save the Owner harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the premises and adjoining property by the Renter, his/her party or their invitees, from known or unknown danger or hazard attributed to the Owners.
12. **MAXIMUM RENTERS:** Occupancy of the premises is limited to four (4) guests (including day visiting guests) in Coastal Breeze. More than said number shall constitute a breach of this Agreement. The owner shall have names

of all guests prior to arrival.

- 13. **SMOKING:** This is a **NON-smoking** property. Smoking of any type including vaping, cigars, marijuana etal is not allowed inside or anywhere on the exterior of the house/yard. If you need to smoke, this property may not be a fit for you.
- 14. **PHONES:** Shared phone line between both homes. Complimentary local use.
- 15. **CLOSING PROPERTY:** Please leave all lights and electronic components off, all doors and windows shut and locked. Heat turned down to 62F.
- 16. **KEYS:** Our homes provide keyless entry with security codes specifically assigned to the guest that week. Guest shall be given code 2-5 days in advance of occupancy. Guest shall be required to return any remote control at termination of the stay. A \$100 fee will be assessed for lost or missing electronic remotes.
- 17. **SECURITY CAMERAS:** This is notice that we have 4 exterior security camera's on premises. There are no interior camera's or recording devices. 2 camera's point to driveway, 2 camera's point to cliff area on ocean side.
- 18. **PHOTOGRAPHY AND DRONES:** This property explicitly prohibits the use of personal or professional Drones or small aircraft. Photography, Filming or Videography for Commercial use is prohibited.
- 19. **ENTIRE AGREEMENT:** This Agreement is the full understanding of the parties and to which both Owner and Guest shall comply. There are no other or further promises or representations in regard to this Booking Agreement.
- 20. **ATTORNEY FEES:** If either party to this Agreement shall bring a cause of action against the other party for enforcement of the Agreement, the prevailing party shall be entitled to recover reasonable attorney fees. Jurisdiction shall be exclusively in the Superior Court of Pierce County, Washington, at Tacoma, Washington. Law of the State of Washington shall be only authority applied in such issues.

Primary Guest(s) has/have read and understand all policies above and agrees to be bound to all the provisions in this Agreement.

GUEST: \_\_\_\_\_ Dated \_\_\_\_\_

OWNER: \_\_\_\_\_ Dated \_\_\_\_\_

Please keep a copy of this contract as you must have this with you at the property. We hope your stay is most enjoyable!

I wish to pay by -Check-- or -PAYPAL-- or -Saturn-- (please circle the selection)

The balance owing must be received 30 days prior to your visit is: \_\_\_\_\_

Nights	Home	Nightly Rate	Total	Discount	Pet Rent	Balance	Cleaning Fee	Wash Tax 11.9%
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Total \_\_\_\_\_

Refundable Deposit \_\_\_\_\_

Reservation Deposit Paid \_\_\_\_\_

Balance Due \_\_\_\_\_