

1 **SHORT TERM RENTAL USE AGREEMENT**

2
3
4 DATE _____, 2006

5
6 This agreement made on the above date between Robb Dibble Owner and the following party (guest).

7
8 Name _____ PHONE _____ Guest
9 Name _____ PHONE _____ Guest
10 Name _____ PHONE _____ Guest

11
12 HOME ADDRESS _____

13
14 _____
15 City State ZIP

16
17 Total number of people in party: Adults _____, Children _____, Pets _____.

18
19 The parties agree as follows:

20
21 1. Owner grants full use of 822 Boyer Ave, (Sunland Estates) Quincy, WA

22 _____
23
24 beginning noon on _____ through departure date at 5 PM _____.

25
26 2. Guest shall pay the owner 50% of total due 14 days prior plus a provision for a fully refundable \$500
27 damage deposit check to hold the cabin. Remaining 50% is due 3 days prior upon transition of the keys.

28
29 DAMAGE DEPOSIT \$500.00 Check # _____ (Held only against damages)

30
31 RENTAL AMOUNT at \$250.00 / Night x _____ Nights = Total of _____

32
33 3. Bedding, towels, basic home and kitchen supplies are provided for the guests, use of available
34 condiments and food stuffs in the kitchen shall be the sole responsibility of the guest.

35
36 4. NO hard line phone service exists, Verizon Cell phone coverage can be had in the front yard.

37
38 5. SMOKING WITHIN THE HOME IS NOT PERMITTED.

39
40 6. KEYS for the Sunland Cabin will be mailed/delivered/ or can be picked up when prepaid rent is paid
41 in full.

42
43 7. POOL USE: Pool Access Key is provided on the kitchen Counter which allows access to the pool
44 when normal operation hours allow. Guest shall follow all rules provided by the Sunland Association
45 with respect to the use of the public-private amenities.

46
47 8. TRASH: Our request is to place all trash in provided black garbage bags to be left at the outside front
48 door upon departure to eliminate bug or smells to linger in the unit till the cleaning service can address
49 this.

50

51 9. GUEST agrees to maintain the home/unit in the condition it was in at the time he took possession and
52 to assume responsibility for any loss or damage beyond normal wear and tear.

53
54 10. In the event that GUEST breaches any of the terms/conditions of this agreement, the owner shall be
55 entitled to attorney's fees and or damage deposits in any action brought to enforce these terms.

56
57 11. GUEST shall not assign this Agreement or sublet the home/unit.
58

59 I agree to leave the unit in as good condition as when I receive it, other than normal wear. I will pay for
60 any damages I cause. I will leave the place reasonably clean, but I understand that a professional cleaner
61 will also clean the place after my departure for basic laundry, vacuuming, and wipe down surfaces. If
62 the place is left exceptionally messy, owner reserves the right to charge a reasonable extra cleaning fee.

63
64 The rent includes utilities, garbage removal, and access to the amenities provided by the Association
65 complex when available. I will take reasonable care to conserve utilities. I will put my garbage in bags
66 leave outside front door when I vacate. I will take all of my food and garbage out of the unit when I
67 vacate. I will park in designated areas to include the front and sides of the residence.

68
69 I will follow the instructions for residents posted inside the unit and/or sent to me with my reservation
70 confirmation. The Residence uses a septic system and as such should limit sewer waste to normal sewer
71 and disposal wastes. Sewer blockages caused by improper things being put down drains during my stay
72 will be repaired at my expense.

73
74 I will return all keys as instructed by Owner's agent when I vacate.
75

76 The neighbors are very friendly, and as such, my guests and I won't annoy the neighbors by making
77 excessive loud noise, or other nuisance. I agree that violating any of my promises could end my stay in
78 the unit prematurely.

79
80 I agree for my own safety to test the smoke detectors when I move in, by pressing the test button
81 momentarily. I'll replace with a battery provided in the refrigerator if a detector fails the test. I won't
82 smoke inside the unit. I understand that Owner's insurance does not cover my belongings. I will promptly
83 report any malfunctions of the unit to Owner's agent or to resident manager. I agree that if the unit is not
84 available or habitable for any reason beyond the control of Owner or Owner's agent, my only remedy will
85 be a refund.

86
87 I will follow the posted instructions for pool use. Children will not use the pool without the direct
88 supervision of an adult.

89
90 I UNDERSTAND AND AGREE THAT THE USE OF THE POOL IS AT MY OWN RISK AND
91 LIABILITY, AND AGREE TO HOLD THE CONDOMINIUM ASSOCIATION, THE UNIT OWNER
92 AND OWNER'S AGENT HARMLESS.

93
94 I agree to have fun and enjoy my stay here and to tell my friends how nice it was. :-)
95

96 Robb A. Dibble
97 OWNER
98
99

100 _____ DATE: _____
101 GUEST (Responsible Party) SIGNATURE