

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

2409 Pleasant Valley Road
Rice, Washington 99167

Your confirmation is as follows:

Check-in date: _____ after 11:00am Pacific (No early check-in please)

Check-out date: _____ by 1:00pm Pacific

Number of adults: _____

Number of children: _____

Your deposit of \$100 is due immediately to secure your reservation.

Rental rate and fees are as follows:

\$ 150 per night x _____ nights =	\$ _____
Cleaning fee	\$ _____
Sales Tax	\$ _____
Less deposit	\$ <u>(100)</u>
TOTAL Due	\$ _____

The total payment is due on or before your arrival.

Please sign and return the attached rental agreement.

Thanks, and have a great vacation!

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Richard Misterly (“*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:

2409 Pleasant Valley Road, Rice, WA 99167

The property is furnished and includes Bed linens, bath towels, full kitchen

2. Rental Party: The rental party shall consist of Guest and the following persons:

(Please list names of people who will be staying with you)

3. Maximum Occupancy: The maximum number of guests is limited to 6 persons. An additional charge of \$25 per person per night for guests in addition to 6 will be assessed.

4. Term of the Lease. The lease begins at 11 a.m. on _____ (the “*Check-in Date*”) and ends at 1:00p.m. on _____ (the “*Checkout Date*”).

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 two days, the guest will be charged the two-night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** (attached) 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.

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

a. Deposit: A deposit of \$100 will secure your reservation. The deposit is non-refundable and applied toward the rental fees.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due at time of check in. Check-in Date:

\$ 150 per night x ____ nights = \$ _____

Sales Tax \$ _____

Less deposit \$ 100

TOTAL Due \$ _____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 30 days prior to the Check-in Date
____% if cancelled ____ days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. Check with your insurance agent or AAA for more information.

11. Deposit Payment: Acceptable payment methods are **[personal check or PayPal]**

12. Guest understands that this is a working farm and can expect all noise, dust, insects and living beings that are natural to the country.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

Name (print) _____

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

(509) 738-2011

RENTAL RULES

1. Smoking is allowed outside in designated location only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. Quillisascut Farm/Rick or Lora Lea Misterly (homeowners) 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. The Guest will keep the property and all furnishings in good order
5. The Guest will only use appliances for their intended uses
6. Pets are NOT allowed. *This is a working farm* and we want to protect your pets as well as our livestock. Our livestock guardian dog is on duty at all times and views strange pets as predators. There is a kennel 1 mile from the farm if you wish to arrange accommodations for your pet call Kathy (509) 738- 6867
7. 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 home.
8. Water and Septic: The house is on a well and septic system. The mineral content in the water is high and can leave spots on dishes. 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 anytime.
9. No firearms, fireworks or other explosives are allowed: This is a working farm; loud noises frighten our animals, they could hurt themselves trying to get away and interrupt their production.
10. Dirt Bikes and all terrain vehicles are not allowed, they damage the landscape and the noise scares the livestock.
11. No open fires: The risk of wild fire is high in our dry climate.
12. Respect of the livestock at all times: Please stay out of the fenced in areas where the livestock are located. All the dogs on the farm are working dogs and must not be disturbed. All animals feel threatened by strangers and their behavior is unpredictable.
13. Call Rick at 509-738-2011 with facility emergencies or problems.
14. **Accidents, Injuries**: Should an accident or injury occur during your stay, 911 service is available

CHECK OUT

1. Check out time is 1:00PM
2. Secure all doors and windows. When opening or closing the windows, please make sure that you move the blinds or window treatments out of the way.
3. Place all trash in trash container located by the carport.
4. Load and run the dishwasher.
5. Turn off all lights, fans and stove.
6. During winter months please make sure the heat is left on 55.
7. Place all soiled linens and towels on the floor. Any unused linens/towels should remain in place.
8. Return all keys to farmer Rick.
9. Please leave an entry in our Guest book. We love hearing from you!