

Temporary Rental Agreement

Please copy this form for your files. Initial all pages, sign the last page, and mail the original back to Tom Schwaegler at the following address:

Tom Schwaegler
4800 Stone Way N
Seattle, WA 98103
(206) 782-5380

Please make all checks payable to Tom Schwaegler.

All requests are filled on a first come, first served basis. Thank you for your interest in our properties on Burton Beach.

Rental Agreement

1) 10036 SW Governor's Lane – Pattison House

2) 10008 SW Governor's Lane – Silver Plume

Vashon Island, WA 98070

Renter's Name: _____

Your Address: _____

City, State, Zip: _____

Home Phone: _____

Work Phone: _____

Email Address: _____

Desired Arrival Date: _____

Departure Date: _____

2nd Choice for Arrival Date: _____

Total Number of Occupants: _____

Names of **ALL** Occupants (include children's ages):

Initials: _____

CONDITIONS OF RENTAL AGREEMENT

TERMS OF PAYMENT: To secure your reservation we must receive a deposit equal to one-half of your total stay and a signed copy of this agreement. Owners will provide written confirmation of your reservation. The balance is due and must be received 30 days prior to arrival. PLEASE MAKE CHECKS PAYABLE TO: Tom Schwaegler. Send all payments to: 4800 Stone Way N, Seattle, WA, 98103.

RENTAL RATES: The Silver Plume (4 person maximum occupancy) is \$140 per night. The Pattison House (6 person maximum occupancy) is \$150 per night. There is an additional fee of \$10 per over-night guest above the maximum occupancy.

DAMAGE DEPOSIT: A damage deposit is required for all rentals. Property is to be left in condition received. Renter is responsible for all damage to furnishings and property during rental period. Renter agrees that the owners may at their sole discretion deduct charges for negligence, damage, destruction, or additional housekeeping. In addition, owner reserves the right to deduct for over the maximum occupancy. If damage in excess of damage deposit, renter agrees to pay actual cost of cleaning, repairs, and/or replacement within 7 (seven) days of receipt of bill. The damage deposit or any unused portion thereof will be returned to the renter after it has been determined that no damage exists.

CLEANING FEE: A onetime cleaning fee is required for all rentals. For the past several years, despite rising costs of these rental properties, we have kept the same rates. One way that we are able to do this is by charging a flat cleaning fee of \$100 for all rentals.

BASEMENT: Renters are welcome to use the basement to store bikes, canoes, toys, etc. but are to leave all other equipment alone. (There is only a basement in the Pattison house.)

PETS: With an advance reservation, pets are allowed. There is a small fee of \$5.00 per night. An additional damage deposit and agreement is required to reimburse all damages.

CANCELLATION POLICY: Owners will return deposit should property not be available for the desired week(s). Should renter cancel reservation, owners will use best effort to re-rent, but NO REFUND will be made unless property is re-rented. NO REFUNDS will be made for late arrivals or early departures. If balance due for rental is not received 30 days before arrival, owners may consider renter to have cancelled.

CHECK IN/CHECK OUT: Check-in time is after 4:00 PM. Check-out time is at 11:00 AM. In order that our cleaning service can properly prepare the home for our next guests we ask that all renters please honor these times.

LINENS/SUPPLIES/HOUSEKEEPING: Pillows and blankets are furnished. Sheets and bathroom towels are provided. A starter supply of toilet paper is supplied. Kitchen silverware, plates and cooking utensils are supplied and should be left clean by renter. Owner provides no housekeeping other than normal cleaning at end of rental.

WASHER AND DRYER: Washer and dryer are made available to renter. Renter is requested to not wash sandy items and to use no more than one load daily to avoid overload of septic system.

TRASH REMOVAL: Renter agrees to place all bagged trash in container provided and place out for collection on Tuesday by 10:00 AM.

Initials: _____

FIREWOOD: Firewood is not provided for properties with fireplaces or wood stoves. You may purchase wood by the bundle locally or bring your own.

OCCUPANCY: 6 person maximum for the Pattison House; 4 person maximum for the Silver Plume. There is an additional fee of \$10 per night per person for more than the maximum. **Authorization must be made in advance. If you are found to be in violation of this rule, your security deposit will be forfeited and you may not be allowed to rent in the future.**

DAMAGE DEPOSIT: Damage deposit shall be \$100.

CLEANING FEE: Cleaning fee shall be \$100.

LIABILITY AND DAMAGE: Renter shall indemnify and hold owners free and harmless or any employee or owners free and harmless, where such injury, property damage or death is caused or allegedly caused by any negligence or intentional act of renter or any guests of the renter. If, for any reason, property becomes unavailable for the contracted week(s), owners shall not be liable beyond return of any money paid by renter. By submitting this form, or signing this agreement, I ACKNOWLEDGE HAVING READ AND AGREED TO THE TERMS AND CONDITIONS OF RENTAL AS LISTED ABOVE ON THIS RENTAL CONTRACT INCLUDING BUT NOT LIMITED TO CANCELLATION AND DAMAGE POLICIES.

Rental (excluding deposit & cleaning fee):	\$ _____
Damage Deposit:	\$ _____
Cleaning Fee:	\$ _____
Total:	\$ _____
Deposit (50% of rental, including deposits) Due to Secure Reservation:	\$ _____
Balance (50% of rental, plus total deposits) Due 30 days Before Arrival:	\$ _____

If your scheduled stay is within 30 days, the full amount is due.

Renter Signature

Date

PLEASE SIGN AND RETURN WITH DEPOSIT CHECK TO CONFIRM YOUR RESERVATION AND AGREEMENT WITH THESE TERMS.

Initials: _____