

****PLEASE PRINT, SIGN, AND RETURN WITH CONTRACT****

RENTAL POLICIES

We appreciate you choosing “**Elk Trail Cabin**” for your mountain vacation. Please note that we have put time and effort into making sure that everything is ready and available for your stay. We ask that you treat our mountain home with respect and care, and that you do a few things to help us prepare for the next guests arrival.

- 1) Wash, dry and put away all dishes including those in the dishwasher.
- 2) Return everything to its original position.
- 3) Collect and carry out all rubbish, bottles, cans to the garbage can. If there is an excess of trash please leave it tied up and left in the cabin as to prevent critters from getting into it and spreading all around the grounds of the cabin.
- 4) Check all closets, drawers, and under the beds for any misplaced items.
- 5) Turn off all appliances, and lights.
- 6) Please DO NOT make the beds before you leave.
- 7) We will charge \$25.00 for excess cleaning above the usual.

CHILDREN & TEENS:

Children are not allowed to use the gas stove, fireplace or BBQ. NEVER LEAVE CHILDREN UNATTENDED IN THE HOT TUB. Children and teenagers are not to be left unattended in the cabin at any time.

PETS: If a pet has been given permission to stay at one of the cabins it is vital that the pet not be left alone at any time in the cabin unless crated, any, and all pet waste needs to be picked up prior to departure, pets are not allowed on the furniture and any possible damage that may incur from the pet will be deducted from the damage/confirmation deposit.

NEIGHBORS: Please respect any neighboring properties and their owners at all times. Do not trespass on any neighboring properties surrounding the cabin or in the community. Some of the residents in the area do live here full time, and we ask that you respect their privacy and property, and keep the noise down after 9:00 p.m. Non compliance of this courtesy will result in immediate eviction of property with surrender of all fees paid.

HOT TUBS:

Hot tubs are inspected and sanitized prior to your arrival. Not following hot tub rules posted in each cabin, could result in draining the spa at your expense. Draining/Cleaning fee is \$75.00. Abuse of the spa can be, but not limited to, urinating, eating, drinking in spa, bringing dirt/debris into spa or allowing children to use the tub as a pool. If at any time damage occurs to the hot tub during your stay, owner has right to charge guests for costs to repair and labor incurred to keep tub running efficiently and up to par.

NO SMOKING:

There is NO SMOKING INSIDE THE CABIN. Smoking is permitted outside, please use ashtrays and be aware of the dry season by disposing of butts properly. (Evidence of smoking inside will cost an additional \$500 fee charged to your credit card) PLEASE SMOKE RESPONSIBLY!

ABSOLUTELY NO FIREWORKS AT ANY TIME, A \$500.00 FEE WILL BE CHARGED TO ANY GUEST WHO IS NOT IN COMPLIANCE.

FIRE DANGER/CAMPFIRES: Campfires are usually allowed at the creek ONLY in designated fire ring after October 1st depending on weather conditions, and before June 1st. Please contact Lewis County prior to your arrival and read the burn ban restrictions. Also, please make sure that all fires/bbq's are extinguished.

PARTIES/OTHER GUESTS:

Please party responsibly to avoid extra cleaning and/or damages. Dinner guests welcome but please inform us of their visit so we do not charge them as overnight guests. This saves any confusion or frustration. Please keep the number of guests to the maximum occupancy of the cabin. Be courteous of neighboring cabins, noise should be kept down after 9:00 p.m. Please be sure to instruct children of yard perimeters.

CLEANING:

Upon entering the cabin look around and notice the condition of the cabin. If there is something not to your liking at that time, please call us at 360-273-8710 or 360-280-6000. Please be sure to dispose of baby diapers outside in the receptacle, not left inside the cabin, if you should have any spills on the carpet please clean it up immediately, and to make sure the grounds are cleaned of any waste, etc... We just ask that you tidy up the cabin prior to your leaving including doing the dishes and leave the premises as you would expect someone to leave your home. We appreciate your help in this endeavor.

PLEASE BE SURE TO TAKE YOUR GARBAGE OUT TO THE OUTSIDE RECEPTACLE PRIOR TO YOUR DEPARTURE. EXCESSIVE CLEANING WILL BE CHARGED AT \$25.00 PER HOUR.

CHECK OUT TIME IS 11:00 A.M:

Please ensure that the cabin is in order, you have double checked for any personal items, and the key is taken care of as discussed. The caretakers will arrive and be ready to clean for our next guests at this time. Thank you so much for your time.

PARKING:

Each cabin has parking in the driveway, please do not park on the grass, street or in other areas outside of the cabin's designated parking area.

PHONE & CELLULAR SERVICE:

There is a phone for local calls, please bring your calling card if you plan to make long distance calls. We get excellent Verizon cell service and some other carriers as well, while others are sketchy. Come prepared. Wireless internet is available if you would like to bring a lap top.

WE ABSOLUTLY LOVE OUR MOUNTAIN HOME AND HOPE YOU DO TOO. ALL WE ASK IS THAT YOU RESPECT OUR PROPERTY AND CARE FOR IT LIKE YOU WOULD YOUR OWN OR BETTER. WE HAVE WORKED TIRELESSLY TO MAKE THIS A BEAUTIFUL AND RELAXING MOUNTAIN RETREAT AND ARE PROUD AND BLESSED TO BE ABLE TO SHARE IT WITH YOU AND YOUR FAMILY.

Sincerely~

Michael and Carie Lawrence

Lawrence Vacation Rentals

PLEASE NOTE THAT VIOLATING THESE POLICIES AND GUIDELINES WILL RESULT IN IMMEDIATE TERMINATION OF THE RENTAL AGREEMENT AND FORFEIT OF DAMAGE DEPOSIT AND ALL FEES PAID. GUEST WILL BE ASKED OT LEAVE IMMEDIATELY.

BY SIGNING THIS AGREEMENT YOU AGREE TO THE TERMS AND CONDITIONS ABOVE.

Sign: _____ Date:

Please Print

Name: _____
