



## **Guest Rental Agreement – The Loft Studio**

### **CONTACT INFORMATION**

SunSanity Vacation Rentals  
& Property Management LLC  
1838 Market Street  
Kirkland, WA 98033  
425-202-7741  
Contact: Bridget Miller

### **RENTAL VACATION PROPERTY:**

THE LOFT STUDIO  
25095 WANAPUM STREET  
QUINCY, WA 98848

Sleeps: Maximum occupancy: 4 people

Loft: 1 full size bed

Studo: 1 full size fold out bed

Bathrooms: 1

Parking: Maximum 2 cars (see attached parking agreement)

### **CHECK-IN PROCEDURE**

Check in time 4:00 pm, Check out time: 11:00 am

Prompt checkout is imperative to ensure our staff has adequate time to prepare the home for incoming guest. If you require additional time to checkout, please contact our office. A fee may be charged for late checkout unless previously arranged. Driving directions are provided via email at time of payment in full.

### **PAYMENT POLICIES**

SunSanity requires a credit card to hold a reservation through Pay Pal. The credit card you provide will be used to pay for the reservation unless other arrangements are made. The balance is charged in full at the time of your reservation. Rates are subject to Washington State Sales Tax. All rates, fees and policies are subject to change without notice

### **DAMAGES**

We require a \$300 security damage deposit for this rental. This damage deposit is charged to your credit card, and will be refunded after the home has been inspected. This will occur within 7 days of your stay. Your credit card may be charged in the event that rules and regulations are not adhered to. The rules and regulations are stated below, emailed with your reservation confirmation, and provided in each home. In the event a violation of our non-smoking or no pet policy or if incidental damages occur during the

tenancy, we will charge your card. Damages over and above the security deposit may be charged to the credit card on file including but not limited to excess cleaning and property damage.

Please note your damage deposit will not be refunded for the below violations:

1. Exceeding the maximum number of guests (4 people, including adults and children)
2. Violating the parking agreement
3. Smoking inside the rental
4. Having pets without approval / pet deposit
5. Not locking up the rental upon your departure

\_\_\_\_\_ (initial here) Renter acknowledges that homeowner has personal items such as clothing, tools, wet suits, vests, wake boards, skis, etc....that are in the vacation rental home and are off limits to the renter. If any of these personal items are missing after the inspection of the house, the damage deposit will not be refunded and the credit card will be charged for the value of the missing items. Please note the THE LOFT STUDIO garage is off limits to the renters and is to remain locked at all times.

### **CANCELLATIONS / REFUNDS**

Should the need arise to cancel your reservation prior to 30 days of your arrival, regardless of reason (including bad weather, illness, death, or economic factors) a \$50 cancellation fee will be charged. If cancellation occur within 30 days of your arrival, you will be charged 50% of the rental amount of the home. No refunds for late arrivals, early departures, or for leaving the home for mechanical failure of non-essential items. Management reserves the right to terminate your contract with no refund if any rules set forth have been violated.

### **OCCUPANCY**

You must be at least 25 years of age to sign our rental agreement contract and to occupy the vacation rental property. Undisclosed guest will result in complete forfeiture of damage deposit, and all guest being evicted.

Violation of HOA, County, Property or other local rules / ordinances will result in forfeiture of damage deposit and additional fines as applicable.

\_\_\_\_\_ (initial here) Renter acknowledges that there is another rental (THE BOX) within the same building. This rental has a separate entrance, and is allocated four parking spots as indicated in the parking agreement. The owner's of the property may be occupying this rental during the same time as your rental period. The Bar-B-Que and lower patio area is considered common area, and may be used during your stay.

### **CLEANING FEE**

Your home is stocked for your arrival with paper products including toilet paper, paper towels, napkins, laundry, and dish detergent. See amenities list for more details. Please leave home in the same general condition, as it was when you arrived. Staff will arrive after your departure to thoroughly clean and inspect the home. All food and drink spills should be cleaned up as they occur. Food and drink spills on carpet are considered damage, not normal wear and tear. Refrigerator should be emptied of all food and free of spills. All used dishes should be rinsed and placed in the dishwasher on the wash cycle.

Additional housekeeping charges may also be applied in the occurrence of maximum occupancy of the home.

**PET POLICY**

Due to Owner’s and guest allergies certain homes do not allow pets. In all cases, animals besides dogs are strictly prohibited. “Pet Friendly” homes maybe available by request. A refundable deposit will be required. Should we discover a pet has been or is in the home without prior approval, you will be charged a fee for pest control, a deep clean, and loss of your damage deposit, in the amount of \$500. A \$25 fee is charged for having to pick up “deposits” your pet may leave.

**SMOKING POLICY**

ABSOLUTLEY NO SMOKING IS ALLOWED IN ANY OF OUR HOMES

**QUIET HOURS**

10:30 pm to 7:00 am – Monitored and Enforced

Guest that disturb the peace and quiet of neighbors will be evicted with no refund of rental fees paid and may forfeit a portion or all of the refundable security deposit.

**DEPARTURE PROCEDURE**

1. Please turn off all lights, TVs, stereo, oven, range, etc. Do not turn off refrigerator, water heater or other major appliances.
2. Load and start dish washer and washers.
3. Strip all bedding and put in bathroom along with any used towels.
4. Lock all doors and windows, draw call curtains, shades, blinds and set alarm where applicable. Failure to lock doors and windows and set alarm may result in loss of deposit.
5. Take out garbage and all perishable items to garbage can.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

DRIVER’S LICENSE NUMBER: \_\_\_\_\_

NUMBER OF GUEST: \_\_\_\_\_