

SHORT TERM RENTAL AGREEMENT - 2011

Name \_\_\_\_\_ telephone: \_\_\_\_\_

Address \_\_\_\_\_

1. Your reservation is confirmed for \_\_\_\_\_ nights: In \_\_\_\_\_ Out: \_\_\_\_\_

\_\_\_\_\_ nights @ \_\_\_\_\_ + \_\_\_\_\_ (09.7% tax) = \_\_\_\_\_ total amount due. For stays of one week or more please send a deposit of 1/2 the amount due. For stays of less than one week we require the full amount due in advance unless we agree on a different arrangement by telephone.

2. This is the information you requested regarding the rates and amenities of A Meadowlark Guest House. Please call as soon as you have decided on your dates of arrival and departure so that we may confirm availability for you. You may call 360 376 3224, or e-mail Meadowlark @orcasonline.com, if you have further questions which we may answer.

\$129.50 + \$12.56 (09.7% tax) = \$142.00 / per night 1-4 people November - April  
\$142.00 x 7 = \$994.00 (less 10%) = \$895.00 / per week 1-4 people November - April

\$169.00 + \$16.00 (09.7% tax) = \$185.00 / per night 1-4 people May - October  
\$185.00 x 7 = \$1295.00 (less 10%) = \$1165.00 / per week 1-4 people May - October

\*Plus (Garden Room - separate accommodation for two people @ \$85.00 + \$8.25 tax/per night).

Multiple Occupancy: The premises shall be used as a vacation residence with no more than 4 adults, or 2 adults and 2 children, without prior permission from the owner and for no other purpose. Extra persons - \$20.00 per night.

Pets: No pets shall be brought on the premises without the prior consent of the owner. There are resident dogs and cats on the premises. There is an excellent kennel on the Island. All shots must be current for boarding.

Utilities: Electricity, water (our tap water comes from Mountain Lake and is exceptional), and firewood are provided by the owner. Charcoal for the barbecue and soap for the washing machine will be available on arrival for the convenience of the guests but should be replaced if used in large amounts during an extended stay.

House rules: Tenant agrees to abide by the house rules including, but not limited to, rules with respect to excessive noise, disposal of refuse, pets, parking and use of the common areas. THIS IS STRICTLY A NON-SMOKING FACILITY AND NO ONE WILL BE ACCOMMODATED WHO IS A SMOKER WHETHER HE OR SHE PLANS TO SMOKE OUT-

SIDE OR NOT. Sorry, but there is no way to go halfway on this. Tenant shall not assign this agreement or sublet any portion of the premises without the prior written consent of the owner.

Cancellation: In the event that the tenant is unable to occupy the property at the time reserved, the owner must be notified at least 30 days in advance for the tenant to receive a full refund, less a reservation fee of \$25.00. Any cancellation less than 30 days in advance will result in a partial refund based upon whether or not the owner is able to secure another tenant for the time period reserved.

Check-in time is 3:00pm on the day of arrival. Check-out time is 10:00am on the day of departure. (Both these times are very flexible if the guest house is not occupied by other guests on those days. Please call me in advance if you wish to check-in earlier than 3:00pm so that I can let you know if this will be possible.

Please sign this agreement and return it with your deposit to : Barbara Wheeler, A Meadowlark Guest House, 444 Pt.Lawrence Rd, Olga, WA 98279. Our accommodations are charming, the surroundings heavenly. Many of our guests have become good friends and return to stay in the guest house every year . We look forward to having you join us on Orcas Island too.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_