



Dear Guest,

Thank you for choosing the *The Blue Bungalow* vacation home. It is our goal to provide a setting worthy of a five star review!

The Blue Bungalow is located in Spokane, Washington, on the popular South Hill. Our address is 1511 E. 40th Ave., Spokane, WA 99203. The entry code and access instructions will be provided the day before check in.

Please review the attached rental agreement. **By electing to stay at *The Blue Bungalow*, you agree to abide by the attached Short Term Rental Agreement.**

If you have any questions please do not hesitate to ask! I can be reached at (509) 994-2022 (text friendly) or via email at *FiveStarHappy@yahoo.com*.

Thank you and enjoy your upcoming trip!

Hilary Garber
Host
The Blue Bungalow Vacation Rental



SHORT TERM RENTAL AGREEMENT

1. **Property.** The property is located at 1511 E. 40th Ave., Spokane, Spokane County, WA 99203 and is commonly known as: The Blue Bungalow.
2. **Addenda:** Other terms contained in emails or other writings between Host/Homeowner and Guest prior to the execution of this agreement, including terms regarding charges and fees, cancellation policy, identities of persons occupying the property, and the dates the tenancy begins and ends, are incorporated into this agreement.
3. **Maximum Occupancy:** The Property has a maximum occupancy of five (5) persons consisting of a maximum of 4 adults and one child. Guest is limited to the number of occupants paid for. A fine of \$100 per person per night for undisclosed overnight guests in excess thereof will be assessed, due and payable immediately.
4. **Short term rental period:** The rental period begins at 4 p.m. on the *“Arrival Date”* and ends at 11 a.m. on the *“Departure Date”*. A late departure interrupts the schedule of the cleaners and potentially the arrival time for the next guest so any late departure shall be subject to a \$100 fine.

If, for any reason, the premises appear dirty or damaged upon arrival, Guest shall inform Host immediately.

5. **Rental Rules:** Guest agrees to abide by the **House Rules** attached as **Exhibit A** 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. Persons in excess of the number of permitted Guests are not allowed after 10pm or before 6am.
6. **Access:** It is the goal of Management to minimize any disruption to your stay with maintenance related issues, but Management reserves the right to enter the home in the event of a maintenance emergency. All attempts to notify the Guest ahead of time will be utilized.
7. **Insurance:** It is recommended that you purchase travel insurance for your protection in case of unforeseen event and/or travel restrictions. www.insuremytrip.com or <https://bhttp.com/travel-insurance> may have a policy that will work for you.

Guest(s) found to be in violation of any of the house rules are subject to immediate expulsion at the host's discretion, with no refund.



Exhibit A

HOUSE RULES

1. This is a nonsmoking home. Smoking is NOT allowed. No marijuana, paraphernalia or illegal drug use allowed on the property. Guest will be fined a \$500 cleaning fee and will be required to vacate the Property immediately with no refunds.
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. Guests are not allowed to exceed the occupancy limit agreed to. Undisclosed persons(s) are subject to \$100 fine per violation. Please notify the Host ahead of time if you expect to have day visitors.
3. Parties and/or events are NOT allowed.
4. Guest should not create excessive noise at a level that disturbs neighbors and shall observe the quiet hours of 9:00p.m. – 8:00a.m.
5. The Host/Homeowner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Host/Homeowner is 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.
6. Guest to keep the property and all furnishings in good order while occupying the Property. Guest to only use appliances for their intended use. Burning of candles or anything else with an open flame is prohibited (exterior grill excluded). Please do not rearrange the furniture.
7. Pets: Pets/emotional support animals are permitted only with prior approval and paid pet fee and are subject to attached Pet Addendum. Undisclosed pet(s) are subject to \$200 fine per violation.
8. Parking: Parking on the driveway is limited to three (3) vehicle(s). Additional vehicles may be parked in front of the home. For security, always lock your doors and do not leave valuables in the vehicle.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included with your rental, daily maid service is not. We do not permit towels or linens to be taken from the home.
10. Lawn care: During the Spring to Fall seasons the grass will typically be mowed every Wednesday morning. If you are traveling with a pet, it is recommended to bring him/her into the home while maintenance is occurring. Automatic sprinklers are set to go off daily at 12:15am. To minimize the potential of spray from the sprinklers landing on your vehicle, it is recommended to park in the carport or the widest area of the driveway. This schedule is subject to change at any time (i.e. weather delays).
11. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located in the carport area. The blue bin is for recycling, the tan bin is for everything else.



12. Fireplace: The fireplace is a direct vented gas log fired firebox. Do not throw any paper or other combustible materials in the fireplace. Fireplace **does get hot** so caution needs to be observed while in use and immediately after use.
13. Caution area: The bunk bed has limited ceiling height. Children only please.
14. Water and Sewer: The Property is on City water and sewer. DO NOT FLUSH anything other than toilet paper. If it is found that product(s) other than toilet paper has been flushed and clog the sewer line, you will be charged for repair/damages and any loss of income due to the damage.
15. Security Cameras: Security cameras are mounted on the exterior of the home for security and compliance. Interfering or disabling the cameras in any way is prohibited.
16. Internet: As a courtesy we offer free Wi-Fi service to our guests. Wi-Fi is provided by Xfinity. Whereas service outages are rare, the guest acknowledges that they are beyond our control and no refunds will be granted in the event of a Wi-Fi outage. Interfering with the Wi-Fi/internet system is prohibited.
17. AC/Heat: The home has central air conditioning and heat. Guests have access to the thermostat. During the summer months, the air conditioning (AC) is not to be set lower than 68 degrees. Setting the thermostat lower places the unit at risk of freezing up which, ultimately, can be a costly inconvenience. The heat shouldn't be set higher than 80 in the cooler months. Management reserves the right to remotely monitor and adjust the setting if necessary.

Checkout Instructions: ← posted in the house too!

- Please do *not* make the beds. Messy beds are perfect!
- If you could start a load of white towels in the washer would be appreciated. Please leave all remaining dirty towels in the bathtub or on top of the washer.
- Please wash your dirty dishes load the dishwasher and start it. Dishwasher soap is under the sink.
- Please leave the exterior lights on, close all windows & lock the doors.
- Placing the garbage in the exterior garbage can is appreciated but not required.

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*Our goal is to provide a comfortable home for our guests to enjoy. These rules have been established to maintain the property in a fully functional capacity while staying in compliance with our licensing requirements and neighbor agreements.*

*We appreciate your support.*

*Hilary & Loren*



## PET ADDENDUM

1. Guest to pay additional pet fee in the amount of \$52+tax per stay prior to arrival. If the pup is included in your guest count at the time the reservation is made, this fee is already included in your rental rate. **Dogs only** are allowed. No cats or other animals are allowed.
2. All pet(s) must comply with the following specifications:
  - a. May not exceed 50 lbs.
  - b. Must be at least 1 year(s) of age or older.
  - c. Must be spayed or neutered.
  - d. Should be up-to-date on rabies vaccinations and all other vaccinations
3. Guest and their pet(s) must follow the local lease laws.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pet(s) is/are should not be allowed on furniture. Any evidence of pet(s) on furniture may incur extra cleaning fees.
6. Pet(s) must not cause damage to premises or furnishings. If damages are caused, the cost of the damage will be deducted from security deposit and any expense overage will be required immediately from the Guest.
7. Guest should prevent pet(s) from producing excessive noise at a level that disturbs neighbors.
8. Pet(s) will not be left unattended for an undue length of time, either indoors or out. If you will be away from the home for an extended period of time, it is preferred that you take the pet with you or place them in a crate. If you are in need of a crate, please reach out to the Host ahead of time.
9. Host/Homeowner assumes no responsibility for illness or injury that may incur to pet(s), other pet(s) or human(s) while on the premises. The Guest shall be solely responsible for the pet(s) and its actions while on the property.
10. Management reserves the right to provide an exception to a guest for any of the above rules. The exception will be provided in writing to the guest prior to their arrival.