

The Cascade Retreat Renter's Responsibility Agreement

This responsibility agreement is made and entered into by and between The Cascade Retreat located at 6929 Baker Circle, Snowline Community Club, Glacier, WA 98244, and you.

As a condition to the rental of the above-mentioned property, we reserve the right to charge the guests for any and all losses and damages sustained to the property (6929 Baker Circle) throughout the duration of their stay.

In the event of loss or damage to the property, including, but not limited to: repairs, replacements, undue cleaning, eviction, service calls, all associated costs plus all applicable tax, will be charged to the guests. An itemized statement outlining all associated costs will be sent via mail to the mailing address submitted by guests at the time of booking. By endorsing this agreement the guest agrees to pay for all charges defined on this contract.

Security Damage Agreement

1. **Guests are fully responsible for any and all guest and invitee* caused damages to the property.** This includes, but is not limited to: intentional and/or unintentional removal of Property Owners personal property, willful and/or accidental damage to the structure, including all fixtures, appliances, and furnishings. Guests shall be charged at full cost of repair and/or current replacement, including labor and materials, removal and disposal, plus taxes and surcharges if applicable.
2. Failure to vacate the property at the agreed upon time will result in immediate assessment of a fee equivalent to the sum of (1) one additional night's rental rate, plus tax, with all such costs being charged to the guest.
3. Undue and unreasonable cleaning immediately following the guests departure shall be charged to the guests as a Cleaning Fee at the rate of \$50.00 per hour, plus tax, with a one hour service minimum. This applies to the interior and exterior of the property.
4. If there is evidence of smoking in The Cascade Retreat immediately following the guests' departure, the guests shall be charged \$150.00 dry cleaning and carpet cleaning fee.

Before Check Out

1. The dishwasher must be started before leaving. Other dishes/pots and pans should be washed rinsed, dried and put away in the proper location.
2. The stove top, oven, microwave, coffee pot and refrigerator should be wiped out.
3. Strip all used sheets and pillowcases and place in bathtub along with used towels.
4. Empty all garbage and place it in the dumpster adjacent to the front gate (use provided key for access to dumpster).
5. Turn the sauna off. Turn the hot tub down to 18°C. Leave keys on the kitchen counter.

Hold Harmless

Inconveniences, under which owners may have no immediate control, do not warrant any refund of rental monies. This includes, but is not limited to: 1) breakdown of VCR, DVD, hot tub, sauna and any other recreational devices, 2) power outages, 3) adverse road and/or weather conditions, 4) construction taking place in the area.

All guests use the property at their own risk. The owners will not be held liable or otherwise responsible in any way for injury to any guest and/or invitees on the property. This applies to injuries resulting from guests' negligence, or by failure of structures and appliances, including: hot tubs, bbq's, furnishings, and other equipment. The owners shall not be held liable for allergic reactions suffered by guests or their invitees due to mold, cleaning supplies, and maintenance of interior or exterior of structure.

The owners are not responsible for guests/invitees lost or stolen items. It is the guests' responsibility to properly store and lock all gear.

Occupancy

The occupancy is limited to the agreed upon number at the time of booking. If additional people are added, the owners must be notified before check in. At that time an extra charge will be made, depending on the final number of people in the party. The maximum number of people in The Cascade Retreat is fifteen (15).

Cancellation Policy

If cancellation is received less than 14 days before check in, the first night's lodging will be charged to the guest.

I hereby agree with the terms and policies of The Cascade Retreat.

Name (Print) _____

Signed _____ Date _____

* A guest is a member of the party staying at The Cascade Retreat. An invitee is a person not in the booked party that is visiting those staying at The Cascade Retreat.