

Guest Reservation Application and Rental Agreement



A completed "Guest Reservation" plus the applicable Rental and Security Deposits are required within seven (7) days -- *after* Confirmation of Availability of the home -- to hold your reservation.

The Orcas Ohana Location: 211 Geer Lane, Eastsound, WA 98245

Please fill in all blanks below.

ARRIVAL DATE _____ (arrive 3pm/ later) DEPARTURE DATE _____ (10am/earlier)
GUEST NAME (Contract Holder) _____
ADDRESS _____
CITY _____ STATE _____ ZIPCODE _____
HOME PHONE _____ CELL _____
Email _____

MAXIMUM NUMBER OF OCCUPANTS I WILL HAVE ON PREMISES (including infants and children): _____ (limited to 8*)
* Additional occupants at a rate of **\$25.00/person, per night over 8 persons**. The approval of this application at the stated rate is based on the number of occupants listed below. Additional guests must be disclosed to, and approved by Jason Miller ("Owner") prior to your arrival. **Please write in names and ages of all guests, including contract holder:**

Name	Age	Name	Age
1) _____	_____	5) _____	_____
2) _____	_____	6) _____	_____
3) _____	_____	7) _____	_____
4) _____	_____	8) _____	_____

Pets
* Additional dogs are **\$25.00/dog, per night over 2 dogs**. The approval of this application at the stated rate is based on the number of dogs listed below. Additional dogs must be disclosed to, and approved by Jason Miller ("Owner") prior to your arrival.
1) _____ 2) _____

Vehicles
Please list each vehicle that will be parked at the house during your stay.
Make/Model _____ Color _____ License Plate _____
Make/Model _____ Color _____ License Plate _____

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(503) 816-5392 | theorcasohana@gmail.com | TheOrcasOhana.com
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PLEASE READ ALL TERMS AND CONDITIONS

RATES AND PROVISIONS (Reservations require the full rental amount and taxes plus a \$400.00 Security Deposit. Arrangements for ½ payment upon booking and remaining balance one-month prior may be arranged).

Rates are quoted on a per week or per night basis. **Check-in time is after 3:00 pm, with check-out by 10:00 am on the day of departure.**

The Orcas Ohana rates are for a max occupancy of 8 people. If approved, additional guests may be subject to a per person, per day charge. Please contact Jason or Nicki if you have more than 8 people staying at the home at any given time.

ARRIVAL & DEPARTURE

- **Check-in time is 3pm PST** (or later) on the date of guest booking. Please do not arrive early without prior arrangements so as to not disturb the current guests. Early check-in requests must be pre-approved. Please contact us if you would like to request an early check-in.

- **Check-out time is 10am PST** (or earlier) on the date of guest's scheduled departure. The Orcas Ohana often has guests arriving and departing on the same day. For that reason, the Property Manager is scheduled to clean at 10am sharp following all guest stays. **Departures after 10am are considered "late" and will be subject to a \$50 fee that will be deducted from the guest security deposit.**

WHAT YOUR RENTAL RATE DOES NOT COVER

Rates do not include baggage handling or daily maid service. Nor does it include car rental, high chairs, car seat rentals, food, liquor, personal items, excessive cleaning required upon departure (i.e. upholstery or rug shampooing, scratches on hard wood floor, broken items, etc.), lock change costs for keys lost or not returned.

RESERVATIONS AND PAYMENTS

- Owner will accept and hold a tentative reservation for seven (7) days. Payment of the applicable Rental Deposit amount, and Security Deposit together with this completed Guest Reservation Application must be received and approved by Jason Miller before a confirmation will be issued. No grace period will apply.

- Owner must receive final payment, consisting of the remaining rental balance fourteen (14) days prior to arrival. Personal checks returned by your bank are subject to a \$25.00 fee. **Checks are made payable to The Orcas Ohana, LLC. Credit cards are accepted at an additional 5% fee. Please notify us if we have not already delivered an electronic invoice to you (for CC payments).**

KITCHEN

The Orcas Ohana is supplied with basic glasses, dishes, silverware, coffee pot, stainless steel pots and pans, garbage disposal, microwave, oven, stove, etc., plus an outdoor BBQ on the balcony.

TVS / LINENS / WASHERS / DRYERS / INTERNET & PHONE / BASIC NECESSITIES

The Orcas Ohana is a big proponent for conversation, bonding, and old-fashioned connection. There are board games and countless outdoor activities to keep you entertained. That said, there is also a mini-TV with a PlayStation II for watching DVDs (Yoga Video perhaps?) and playing games. Wireless Internet and local telephone service is included in your rental rate. The Ohana provides sheets, pillows, blankets/comforters and towels; a Pack 'N Play portable crib for your little one, plus an in-house washer and dryer should you need to wash anything (detergent may be supplied, but it is not guaranteed). Basic necessities such as toilet paper, paper towels, tissue, plastic garbage/trash bags, and soap products are available to you during your stay but you are welcome to bring your own if you are choosy. ☺

CONDITIONS OF RENTAL

- **Smoking indoors is absolutely not allowed. Smoking indoors voids your tenancy and security deposit.**

- Guests shall be *responsible to return all house keys to the lock box after use. Failure to do so may result in forfeit of Security Deposit.*

- The rental is not a frat house party place, nor should it look like it after your stay.

- We do not make beds for Guests during their stay.

- Guests must immediately notify Management of fire or other damage to the property or contents.

- The Contractor Holder shall be liable for all damage caused by guests, family, invitees, employees, or other persons invited on to the property.

- Guest shall abide by the House Rules of the Management as provided to the Guest.

- Guests shall use the Jacuzzi tub in the Master Bath at their own risk.

- Guests understand that there are certain risks inherent to persons and property located adjacent to nature. Tenants shall not park on lawns as damage to septic systems may occur.

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- Rental home may not be used as a party house, for weddings, receptions, group dinners or activities with tents, campers or RVs in yards. Guest acknowledges that Owner would not rent the property unless the Guest accepted these conditions.

We include the cleaning service in the rates and would like to keep it low, so please show your gratitude by completing each of the following. ***Important: There is a \$100 fee that will be removed from your security deposit for items left undone on this checklist below:**

- Strip all linens from beds and towels from the bathrooms and pile them in the master bedroom.
- Load and Start one load of linens on your way out
- Place Futon back in upright position
- Clean BBQ w/ scrub brush (if used)
- Load and Start the dishwasher
- Clean up any books, dishes, etc. you may have used and placed throughout the home during your stay
- Dispose of garbage in garbage cans located around the home
- We Recycle! Please help us preserve Orcas Island and separate your garbage from recyclables and dispose of both in the bins located outside prior to departure (recycling info provided at the home)**

Typical clean is 4 hours and if it takes more than this deposit is subject to \$100 fee

REPAIRS AND SERVICE CALLS

The Orcas Ohana is a new home and it is fully operational. Owner does not guarantee against any damages against mechanical failure of heating, televisions, VCRs, DVDs, or other appliances. The undersigned agree to report any inoperative equipment to Owner promptly and he will make every effort to have maintenance done quickly and efficiently. Should a repair person make a call to the Rental Property and find that the equipment is in working order and the problem was due to Tenant /Guest oversight, the charge for the service will be billed to the undersigned, who agree to pay for the charge. No refund or rent reduction will be made due to failure of heating, TVs, VCRs, DVDs, or other appliances.

KEYS/LOCKOUT POLICY

Guest check-in instructions including a key code will be provided to guests via email prior to arrival. It is the guests' responsibility to bring this information with you. In the event a guest is locked out of the home during the rental period, there will be a \$150 (non-holiday) charge for locksmith services. This charge will be removed from the security deposit at the time service is rendered. There will be a \$40 charge for any lost keys.

SECURITY DEPOSITS

Guests are required to make a Security Deposit to protect against any damages to, and/or loss of items from the Property and to assure payment of items charged to the Guest Account. This deposit will be held in The Orcas Ohana, LLC's Account until all charges are cleared and the account is closed. Deposits will be returned in U.S. funds within 14 days after the Guest's departure via U.S. mail less deduction for damage or theft.

LIABILITY

Under no circumstance shall The Orcas Ohana, LLC, or its owner, Jason Miller, be held responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract, or otherwise in law or equity as a result of rendering of the services or accommodations as described or substituted and including, without restricting the generality of the foregoing as a result of any delay(s), substitution(s), scheduling(s) or changes(s) in the provision of services or land accommodations by Jason Miller or by reason of military actions, revolution or acts of God, or by any agents, employees, subcontractors, servants or services substituted; Jason Miller will at all times will act in good faith and use his best efforts to substitute with accommodations or services of a type comparable to those contracted. Jason Miller in his sole and unfettered discretion reserves the right to refuse or discontinue service to any person(s) and/or to rescind any contract for accommodations or guest services. Jason Miller will not be liable under any circumstances, including substitutions, to refund any unused portion of booked accommodations or services. Unfavorable weather and/or road or ferry conditions do not warrant refund. Mechanical failure of equipment, noise, or loss of view due to construction shall be no grounds for a refund.

Jason Miller makes no representations of any kind that any property for rent is childproof. Jason Miller does not warrant electricity or water loss in rentals due to acts of God. Jason Miller does not warrant adequate parking at rental for multiple cars or boat trailers.

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PET POLICY

- *Guest shall not bring any pets onto the property, unless it has been ok'd by Owner/Management and prepaid for with appropriate Pet rental rates. This also applies to pets of Daily Visitors. Pets found on premises will void your tenancy and security deposit.*
- *Approved Pets left unattended on premise will void your tenancy and security deposit and may result in immediate removal of the pet from the premise and may result in a city issued fine through the Orcas Island Sheriff's office.*

GOOD NEIGHBOR POLICY

Please be kind to our neighbors by respecting quiet hours 9pm-8am. Geer Lane is a private road maintained by the homeowners on Geer Lane. For the safety of yourself and others, **please respect the 10 MPH speed limit. Any complaints due to excessive noise, speeds or reckless driving are unacceptable and will void your tenancy and security deposit and may result in a city issued fine through the Orcas Island Sheriff's office.**

WEATHER POLICY

Although we wish we could guarantee gorgeous weather during your stay at The Orcas Ohana, we have not been granted those powers yet. Therefore, we do not provide rental fee refunds for ferry or weather-related circumstances, including but not limited to: snow, hail, rain, icy roads, etc. If you find the road to The Orcas Ohana completely impassable -- meaning, you never reach or enter the Rental Home -- because of severe weather conditions, we will, however, allow you to apply your rental fees and deposits to a different stay date. Again, this leniency is only applicable for severe (impassable) weather conditions.

LEFT BEHIND ITEMS POLICY

Shipping of Items left behind by guests is subject to security deposit deduction in the applicable shipping amount. Owner is not responsible for items lost or damaged in shipping.

CHANGES TO A BOOKING

The Orcas Ohana will charge an additional \$25.00 administrative fee for any change to bookings after a Confirmation has been issued. Acceptance of any change is subject to approval by Jason Miller.

CANCELLATIONS AND REFUNDS

Cancellation of booking at any time after Confirmation has been issued may result in forfeiture of deposit(s). Refund of any moneys paid for rental and services will be made only under the following circumstances: Cancellations received at least 30 days prior to reservation check-in date will receive 95% of your down payment (rent + taxes + security deposit), providing house is rebooked for full reservation time and price. No refund of rent or rent deposit for cancellations with less than 30 days notice prior to check-in date, unless dates can be re-rented at the same price. No refund for unused days or early departure.

ACKNOWLEDGMENT

I/we, the undersigned, hereby apply for the above listed accommodation and warrant that I/we have read, understand and agree -- to the terms and conditions of this application, and I/we agree to abide by the homeowner's restrictions on use of said property. I/we understand the tenancy will become null and void and rent moneys and security deposits will be forfeited if the maximum number of guests is exceeded or if signs of smoking or pets are found on the premises. I/we further understand and represent that I/we are executing this application on behalf of all parties named on the guest list. **This is a legal document and should be read carefully before signing.**

Signature _____ Date _____

Signature _____ Date _____

Where did you hear about our vacation rental? Google Craigslist VRBO FlipKey Other _____

THANK YOU!

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