

RENTAL RULES AND REGULATIONS

Marty's Place at Strawbridge Farm

Revised January 26, 2022

Rental Address: 4667 Strawbridge Lane, Langley, WA 98260

Mailing Address: c/o Charlie Tomberg, 589 Pierce CT NW, Bainbridge Island, WA 98110

Please sign this agreement and send it to the mailing address above or email it to charlie@martysplace.com.

1. **CHECK-IN TIME** IS AFTER 4 P.M. PST AND **CHECK-OUT** IS 10 A.M. PST. NO early Check-ins or late Check-outs without prior approval.
2. This is a **NON SMOKING** property. Guests may not smoke in the house or anywhere on the grounds.
3. **Pets are permitted** at Marty's Place only with prior approval. A \$50 per pet fee applies. All pets must be on leashes at all times, or must be on voice command and stay within the boundaries of the property. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on the furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All items above are the sole responsibility of the pet owner. The house owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT**- A damage/reservation deposit of \$500 is required unless you are booking through a third-party site such as VRBO or Airbnb that uses your credit card number in place of the deposit. The deposit must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (30) thirty days of departure, provided the following provisions are met.
 - a) No damage is done to house, its contents or grounds, beyond normal wear and tear.
 - b) No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c) All debris, rubbish and discards are placed in refuse containers outside the house, and all soiled dishes are placed in the dishwasher and cleaned.
 - d) All keys are left in the lock box and the cabin is left locked.
 - e) All charges accrued during the stay are paid prior to departure.
 - f) No linens are lost or damaged.
 - g) NO Early check-in or late check-out without prior approval.
 - h) The renter is not evicted by the owner (or representative of the owner) or by the local law enforcement.
 - i) No terms of this contract are violated.
6. **TAXES** – The rent does not include applicable taxes. Taxes will be added to your total bill and will be detailed on your confirmation letter along with all other charges.
7. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the house rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Marty's Place at Strawbridge Farm. Credit cards and other payment methods may also be accepted with the owner's approval. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date.

If you booked and paid for your reservation through a vacation rental listing site such as Airbnb, HomeAway, etc, different payment arrangements may apply that replace those in this agreement. Those payment arrangements will be listed in your booking confirmation from those organizations.

8. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay or that are made within 60 days of the arrival date forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
9. **MONTHLY RESERVATION CANCELLATIONS** - A one hundred twenty (120) day notice is required for cancellation. Cancellations that are made more than one hundred twenty (120) days prior to the arrival date will incur no penalty. Cancellations within one hundred twenty (120) days or changes that result in a shortened stay that are made within ninety (90) days of the arrival date forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
10. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to fourteen (14) persons. An additional charge of \$15.00 per person per night for guests in addition to ten (10) will be assessed. The maximum number of people who can be on the property at any given time is also fourteen due to zoning, septic and other considerations. This includes any guests you might have.
11. **SPECIAL EVENTS** - The Maximum Occupancy provision will be waived if the guest is holding a special event such as a wedding or other ceremony on the property that has been approved by the owner in advance. Special pricing for these events applies. The guest agrees not to hold any special events on the property without obtaining the owner's written permission in advance.
12. **MINIMUM STAY** - THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY. Longer **minimum stays** may be required during certain periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.
13. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup.
14. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the house, daily maid service is not included in the rental rate. Daily maid service is available for an additional charge. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
15. **MEALS ARE NOT PROVIDED** – Marty's Place has a gourmet kitchen, kitchen utensils and appliances. We do not, however, provide meals or food for our guests beyond basic condiments and cooking supplies. There is a full service grocery store in nearby Langley.
16. **RATE CHANGES** - Rates subject to change without notice before we receive your deposit.
17. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
18. **USE OF COMMON AREAS** – Adjacent to the property are lands owned by the Seahorse Siesta Club. Marty's Place includes all of the property between Saratoga Road and the start of the bluff facing the water. The left **property boundary** is the fence that runs along Strawbridge Lane, the road that becomes our driveway, and continues in a straight line past the trees to the bluff. On the other side, a solid wood fence marks the edge of our property. Please do not go beyond these boundaries onto our neighbor's land. Note that the barn, swings, basketball hoop and other recreational items are not part of Marty's Place and are all **off limits**. The side rooms of the carport are also off limits.
There is no water access from Marty's Place.

19. **GOOD BEHAVIOR** – Guests may not act in such a way as is likely to disturb the neighbors. Upon any complaints from our neighbors, the guests are subject to immediate eviction. In the case of an eviction, no refunds of the rent or deposit will be made.
20. **WEATHER CONDITIONS POLICY** - No refunds will be given due to unfavorable weather conditions during your stay unless a government agency orders a mandatory evacuation of the area in which Marty's Place is located. The day that such a mandatory evacuation is ordered, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay in order to come in after the evacuation order is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to begin during the mandatory evacuation period.
21. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are 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.
22. I understand that the owners may use any comments about Marty's Place at Strawbridge Farm that I leave in the guestbook in the house, or on any website, for marketing and promotional purposes unless I request that they not be used. I understand that unless I request not to receive them, I may receive occasional emails informing me of special offers, of news or providing other information about Marty's Place.
23. **GUNS, FIREWORKS AND HUNTING** – Guns, fireworks and hunting are not allowed at Marty's Place or on the grounds.
24. **USE OF THE POND** - Entering our pond for swimming or any other purpose is not allowed.
25. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

By Signing Below, I agree to all terms and conditions of this agreement.

Signature: _____ **Date** _____

Name (Please Print): _____

Address: _____

City: _____ **State:** _____ **Postal Code:** _____ **Country:** _____

Phone Number: _____ **Email Address:** _____

How did you hear about us? _____

Dates of Your Stay (include year): Arriving: _____ **Departing:** _____