

## **CEDAR TREE HOUSE RENTAL AGREEMENT**

This agreement is made on the ? day of ? 2020, between Cedar Tree LLC (“CT” or “Landlord”), a Washington limited liability company, and ?? (“Tenant.”). Reference to “Tenant” made in this Agreement is intended to include all persons staying at or using Cedar Tree House property. One person shall serve as contact with CT and as signator for the group, however it shall be understood that all provisions of this Agreement apply to the entire group. Tenant is 25 years or older or has discussed and received permission from CT to sign as Tenant under 25 years of age.

For good and valuable consideration, CT does, by this agreement, rent the property at 1733 Mt. Baker Hwy, in Whatcom County, State of Washington, Zip Code 98226 according to the following terms and conditions:

1) **Rental Term:** The premises are rented beginning at 4:30 pm on the ? of ?, 2020, until 11:00 am on the ? of ?, 2020. Failure of Tenant to vacate at agreed time shall result in a charge of \$80 per hour or part, longer than 15 minutes. Tenant may request in writing an earlier arrival time or later departure time, which may be available depending on the cleaning schedule, as determined by CT immediately prior to the stay.

This rental agreement shall be executed by Tenant at least 14 days prior to Rental Term or within three days of approved reservation, whichever is later.

2) **Base Rent:** Rent shall be paid by the Tenant to CT in advance. The number of people in the Tenant’s group is expected to be ?. The number of beds with sheets/pillows/blankets to be provided is ? made-up (note- loft futons are always unmade) unmade?. The number of towel/washcloth/cloth napkin sets to be provided is ?. Based on these numbers, the Tenant shall pay rent in the amount of: \$?? including tax.

Any adjustments to these numbers are due in writing as follows: final person count is due the day prior to the Rental Term if a credit is requested; any changes to the final person count that occur just before or during the Rental Term are due the same day that the count changes; changes in linen counts are due one week prior to the Rental Term.

Later adjustments to the rental amount above (charges or credits) will be made based on the rate structure outlined in Appendix A, plus any additional seasonal discounts or premiums that apply.

3) Gatherings or events with five or more guests not included in the count in Section 2, unusual use of the outdoor space (such as adding temporary furnishings or erecting temporary shelters), or day-only or added day use require advanced written permission from CT and an additional fee determined by CT and paid by Tenant. To date, such arrangements include:

NONE

4) **Rent Payment Timing:** Upon approved reservation, Cedar Tree will send Tenant an invoice with the amount due for the first night’s rent. Payment of the first night’s rent is due within four days of approved reservation. Tenant may request three (ten if international) additional days if mailing a check. Balance of rent is due to the CT office fourteen days prior to the stay if paid by check or seven days prior if paid otherwise. Contact CT at anytime for balance total, providing adjusted guest/linen/event/gathering counts, if any.

If extra people/linens are added to the rental, the additional associated rent/fee will be due either with the final balance or when they are added, whichever is later. If people/linens are deducted from the reservation per the schedule in Section 2, the credit due Tenant will be paid before or during Tenant’s stay or refunded with the damage deposit. See Appendix B for Rent, Refund & Deposit Schedule in a chart.

### **5) Rent Refunds.**

Up to 15 days before the Rental Term:

- a) Refunds of initial rent payments are offered less 50% of the payment or \$200, whichever is less

- b) If the property is rerented for the full time period, the initial rent payment shall be refunded in full, less a 4-8% processing fee (4% if check or cash, 8% if paid by PayPal/credit card)

14 days or fewer before the Rental Term:

- a) Rents paid become nonrefundable
- b) If property is rerented for the full time period, all rents are refundable less the processing fee described above.

Shortened stay refunds are at the sole discretion of CT and subject to the processing fee.

Eligibility for refund requires written notice of cancellation.

In the event of cancellation, the damage deposit is fully refundable less a 4% Paypal fee, if applicable.

At their discretion, CT may be able to offer rescheduling as an alternative to cancellation, depending on the circumstances.

6) **Utilities:** All basic utilities, including internet and basic cable TV services, will be provided by CT. Telephone service is by Tenant's cell phone. Note: T-Mobil tower service in the house is spotty and is better outside, but other cell services typically have decent service.

7) **Sublet:** The Tenant agrees not to sublet the rented residence or assign this agreement.

8) **Tenant Special Responsibilities.** Person signing shall act on behalf of the Tenant as financial, lease compliance, and contact for all guests and invitees in the rental group, and shall be responsible for all provisions of this Agreement including payment. Any cost sharing should be worked out directly between rental group members. By signing this Agreement on behalf of the Tenant, Signor is also affirming that he or she has the authority to sign on behalf of the group.

\_\_\_\_\_  
Tenant's Initials

9) **Tenant's Obligations.** The Tenant (including all guests and invitees) shall:

- a. Keep the rented residence and landscape adjacent to the rented residence in clean and sanitary condition, including disposing of Tenant's garbage and waste in a sanitary manner at reasonable intervals.
- b. Observe quiet outdoor & yurt hours of 10 pm to 8 am, and at all times, act in accordance with CT's goal of keeping a serene and peaceful environment for the sake of the surrounding neighbors. Permitted day or nighttime activities that may produce unusual noise by Tenant include:  
NONE

CT reserves the right at its discretion to request any activity, whether listed here or not, be immediately stopped if the activity disturbs others.

- c. Properly use and operate all facilities, fixtures and appliances.
- d. Not intentionally or negligently destroy, damage, impair, alter or remove any part of the premises, their appurtenances, facilities, equipment, furnishings, and appliances, nor permit any member of his or her family, invitee or other person under his or her control to do so. Gentle adhesive blue tape may be used on the walls/wood if it does not remove paint or finish.
- e. Not permit a nuisance or common waste.
- f. Septic care: No oils or fats of any kind may be poured down the drains or put in dishwasher to protect the septic system. Food, grease and oily beverages should be discarded in Food Plus or the grease can. Only toilet paper (not Kleenex type tissue, feminine products, etc) should be discarded in the toilets.

g. Children: Children are welcome. Parents/guardians agree to take responsibility for appropriately child-proofing the House, closely supervising children inside and outside (especially around fires, creeks and the hot tub), and requesting plastic bed covers from CT in advance for any potential bed-wetters. Tenant is aware that this is a natural setting with wildlife, which can create hazards for children.

h. Tenant shall ask CT in advance to reduce hot water temperature, if desired. Water is otherwise kept hot to allow for longer usage.

i. Conserve energy. Tenant shall keep windows and doors closed when heat is on, keep lid on hot tub when not in use, and turn off fans and space heaters when not in use.

j. If Tenant uses the garage for storage or laundry, keep garage doors closed and locked at all times, to keep CT belongings secure and children safe from supplies stored there by CT

k. Follow all posted rules for the hot tub. Be sure all shower well before use.

l. CT provides Tenant up to six pieces per night of free firewood for use in the wood stove or fire circle. Excess use of firewood will be charged to Tenant. Please purchase additional firewood if needed.

m. The yurt is not for sleeping.

n. If tent or other stakes are used, they cannot be driven further than 10” into the ground due to underground services. Vehicles should not be driven onto the lawns.

10) **Policies.** The Tenant, including all guests and invitees, agrees to abide by these policies:

a) No smoking is allowed under any circumstances by anyone in the rental residence, yurt or their 50’ vicinity at any time. If the Tenant or Tenant’s invitees smoke in or near the rental residence, an extra cleaning fee will be charged (\$100 minimum) plus as necessary to eradicate the effects of the smoke, first deducted from the damage deposit and any remaining costs paid by Tenant. Smoking is allowed outside in the lower elevation areas of the site (bonfire circle, creek and lower parking area), so long as thoroughly extinguished and butts discarded in the trash.

b) Pets are not allowed on the property due to insurance restrictions, and can result in forfeiture of all of Tenant’s damage deposit. If the Tenant, Tenant’s invitees or family invite, allow, or bring pets into the rental residence at any time, Tenant further agrees to pay all costs associated with behavior, restoration and cleaning related to such pets.

c) Wildfires are a serious concern in the Pacific Northwest, so adherence to fire policies is crucial.

\*Fires are only allowed in the wood stove and designated bonfire circle, and must be built and managed according to CT guidelines included in the guest information book including constant supervision and fully extinguishing. A large bucket of water is provided by the fire pit—please refill as needed.

\*In addition, supervised fire is permitted in provided/approved candle holders, the propane BBQ and per Section 10a above. No fires of any kind are permitted in the yurt or bedrooms.

\*No fires of any kind are permitted during Whatcom County residential burn bans (<http://www.whatcomcounty.us/690/Outdoor-Burning>) except the propane BBQ and indoor candles in provided/approved holders are still permitted. During burn bans, fully extinguishing smoking materials (10a) is *crucial*. The bucket by the bonfire circle is not filled by CT during burn bans. Should Tenant decide to violate the burn ban (please do not!), the Tenant could be fined by CT and by the County as well and shall have full water sources at hand to extinguish fire.

\*Approved exceptions to the fire policy during Tenant’s stay include: NONE

d) **Recycle & compost.** Recycling cans are provided in each room, and marked bins are supplied outside the house. Food Plus (all food scraps, dirty paper and compostable utensils) cans are in the kitchen (small with instructions) and outside the house (large). Excessive trash caused due to a notable lack of recycling or composting will result in a charge for CT's work separating it later. See Appendix D and the binder on the house counter for recycling instructions.

e) **Drinking.** Drinking of alcohol is permitted (please recycle the containers) in moderation. Tenant shall assure that group members and invitees do not drink and drive. Tenants is aware that almost all past damage deductions from deposits have occurred when there has been drinking, and such damage often occurs without the Signer's knowledge. People who are drinking may not act as responsibly or awarely as their normal characters would indicate.

11) **Emergencies and Contacts.** Tenant will assure that all guests & invitees are aware of who has working cell phones. In case of emergency, call 911. There are four exit doors on the main floor (front door, kitchen door, dining room door, Ocean Bedroom door), and one front exit door in the yurt. Emergency meeting place is in front of the yurt porch.

For day-to-day needs, please e-mail [info@cedartreellc.com](mailto:info@cedartreellc.com) or call/text 360-676-2300. For urgent situations, please feel free to follow the bark trail to the house next door (large red house—1727 Mt. Baker Highway) and knock on the front door, as the CT Manager, Kara Black, may be home. If there is an urgent situation that requires immediate attention during the night, please knock loudly on the Manager's front door to wake her or contact emergency services at 911, as appropriate.

12) **Maintenance of Premises:** In the case that water or waste pipes become clogged by reason of neglect of the Tenant, the Tenant shall be responsible for associated repair expenses.

13) **Use of Premises:** The Tenant shall not use the rental residence for any purpose other than intended and shall not use the rental residence for any illegal purpose

14) **CT's Obligations:**

a) Maintain all structural components and furnishings in good repair.

b) Maintain all electrical, plumbing, heating and other facilities and appliances supplied by CT in reasonably good working order. If any devices, furnishings or appliances do break, CT will repair or replace them as quickly as is reasonably possible.

c) Provide a clean facility at the start of the Rental Term. Daily housekeeping is not provided

d) CT does not have equipment to plow the driveway and parking areas in the event of significant snow. However, CT will do its best to shovel the front walkway and steps prior to the arrival of Tenant and provide a shovel for Tenant use during the Tenant's stay. Tenent should make use of the bag of ice melt on the front porch if any walkways, decks or steps are icy.

e) CT is not responsible—and will not provide refunds for--inconveniences beyond its control, such as power outages, weather or noise from surrounding properties. In the event of heavy snow, dangerous ice or other severe weather, rescheduling is offered as an option to guests.

f) CT may cancel this agreement by giving written notice in advance of the stay.

15) **Access:** CT reserves the right to access the premises at reasonable times for purposes of

- a) Inspection
- b) Repairs
- c) To supply services or maintain the landscape

16) **Costs and Attorney's Fees:** If, by reason of any default or breach on the part of either party in the performance of any of the provisions of this agreement, a legal action is instituted, the losing party agrees to pay all reasonable costs and attorney's fees in connection therewith. It is agreed that the venue of any legal action brought under the terms of this agreement will be in Whatcom County, Washington.

17) **Damage and Excess Cleaning Deposit & Costs:** Fourteen or more days prior to the Rental Term, Tenant shall deliver to CT a refundable cleaning and damage deposit in the sum of \$600, check preferred. All or a portion of such deposit may be retained by CT as follows:

- a) Basic cleaning after the stay is included in the Rent—Tenant shall clean up any unusual or excess messes and complete the checkout list (Appendix D). If checkout list is not completed or if unusually excessive cleaning is required, a \$24/hour fee for CT's time to do so will be deducted from the deposit.
- b) Tenant shall fully perform the obligations of this agreement.
- c) Tenant shall restore the rental residence and return it to the CT in its initial condition, except for reasonable wear and tear, upon termination of the Rental Term. If Tenant notes any pre-existing damage to residence at the commencement of Rental Term, Tenant should notify CT in writing (e-mail is fine) within two hours of occupancy. CT is unaware of any pre-existing damage. Tenant is responsible for any and all guest and invitee caused property damage or removal, including all costs of full restoration.
- d) Tenant shall surrender to CT the key to the garage, if provided to Tenant.
- e) If Tenant pays deposit by PayPal/credit card, a 4% fee will be deducted when the deposit is refunded.
- f) If Tenant fails to vacate the property on time (see #1 above), the fee due will be deducted from the damage deposit.
- g) If tenant fails to reasonably separate compost & recycling from trash (see #10 above & Appendix D) or leaves large, unusual items in trash (such as play equipment or appliances) to such an extent that a dump run is required, there will be an \$80 dump run fee.

Refund of the deposit shall be mailed to the Tenant's address below or refunded via Paypal within thirty (30) days after end of the Rental Term and vacation of the premises.

18) **Insurance & Risk:** Tenant has current general liability insurance such as homeowner's or renter's insurance. Tenants' and invitees' personal belongings are not covered by Cedar Tree LLC insurance. Tenant, guests and all invitees use the property at their own risk. CT is not responsible for injury from Tenant/invitee negligence, allergic reactions, or failure of structures fixtures and appliances that is not due to gross negligence of CT.

19) **Indemnity and Hold Harmless.** The Tenant ("Indemnitor") agrees to indemnify and hold harmless CT, its owners, employees and affiliates ("Indemnitee") from and against any and all claims, losses, liabilities, and expenses (including reasonable attorneys' fees) incurred by the Indemnitor and arising out of any inaccuracy in or breach of any representation or warranty of the Indemnitee contained in this Agreement. This provision is intended to be as broad as allowable by law, and is intended to include incidents and accidents that may occur using a residential, rural property such as Cedar Tree House including injuries from animals (domestic and

wild).

**20) Personal Guarantee.** The undersigned (Tenant as Guarantor and on behalf of all individuals entering CT property under this Agreement) hereby unconditionally guarantees to CT, and its successors and assigns, the payment of the principal, interest and other sums provided for in this Agreement and the performance and observance of all of its agreements and conditions on the part of Tenant to be performed or observed.

The Tenant and CT each hereunto set their hand.

**Cedar Tree LLC:**

**Tenant**

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By: Kara Black, Member, Manager  
1727 Mt. Baker Highway  
Bellingham, WA 98226

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Name:

Address, e-mail & phone:

APPENDIX A  
CEDAR TREE HOUSE RENTAL AGREEMENT  
RENTAL RATE STRUCTURE

**DISCOUNTS**

**10% off** rate for two night's stay. **13% off** rate for three night's stay. **15% off** rate for four or more night's stay. Quiet season inquire about **additional 5-20% off** discounts. Income restricted & nonprofit groups, inquire about **additional 5% discount** possibility.

**SUMMER PREMIUM:** Memorial Day weekend through mid-September, add 12% to the total calculated rent

<b><u>RENTAL RATES</u></b> <b># of people over age 2</b>	<b>Rate in US\$</b> <b>per night</b>
7	270
8	308
9	345
10	375
11	405
12	425
13	445
14	465
15	485
16	500
17	515
18	530
19	543
20	555
21	565
22	575
23	585
24	595

**Bed linens, blankets & pillows \$18/bed (\$14/bed if unmade)**

**Towel/washcloth/cloth napkin sets \$7/person (\$3 for extra towels)**

Both linen rates are one-time fees (not nightly)

Added day use to beginning or end of stay: \$220 or \$40/hr.

Event/gathering rates: 5-9 people \$75, 10-19 people \$150, 20-29 people \$225, 30-39 people \$325, 40-50 people \$500; for more than 50 people inquire about rates and workability

APPENDIX B  
CEDAR TREE HOUSE RENTAL AGREEMENT

RENT PAYMENT, DEPOSIT & REFUND SCHEDULE

At Reservation	First night rent payment due within 4 days of approved reservation. Refundable less \$200 or 50% of initial payment (whichever is less) until 15 days prior to stay. Fully refundable less processing fee if same dates are re-rented.
14 days prior to stay	Signed rental agreement and damage deposit due, check preferred; final rent payment due if paying by check; rents paid become nonrefundable unless same dates are re-rented.
7 days prior to stay	Final rent payment due if paying by cash or PayPal/credit card. Change in linen count due.
Day prior to stay	Final guest count due if credit requested.
During stay	Any changes in guest count and associated payment due the day they occur.
30 days following stay	Damage deposit returned to Renter (less excess cleaning/damage costs if any)



APPENDIX C  
CEDAR TREE HOUSE RENTAL AGREEMENT

INFORMATION TO SHARE WITH ALL GROUP MEMBERS AND INVITEES IN ADVANCE OF STAY

See Sections 9, 10 & 11 of Rental Agreement

The arrival time is after 4:30 pm and the departure time is 11:00 am or earlier, unless Tenant has made other arrangements with CT.

Directions: Maps programs are wrong for this address! Go east from I-5 at exit 255 "Sunset/Mt. Baker" 3.9 miles to 1733 Mt. Baker Highway. Third driveway on the right past Noon Road. "Cedar Tree House" sign on the mailbox with green reflector tape in the shape of a tree. Illuminate right blinker and gradually begin to slow when you see the sign for Noon Road. (Cedar Tree is the next driveway **past** the large "Tree Frog Night" sign and peace sign reflector). Drive all the way up to the end of the driveway to the house or park in the large parking lot just past the greenhouse on the left and walk up the trail to the house. Please obey posted driveway speed limit of 10 mph. The website ([www.cedartreellc.com](http://www.cedartreellc.com)) also has detailed directions.

Parking: Up to four cars may be designated to park immediately by the House. Also by the House is a turn-around /emergency vehicle space that should not be used for parking. The rest of the cars should use the lower parking area (after unloading at the House, if desired). Please park in the marked spaces. There is a bark trail from the lower parking up the short hill to the House (except for the brief moment when you cross the creek) - look for the "Trail" sign near the entrance of the parking area. **Bring a flashlight to use on this trail after dark.**

Exiting the Property: A right turn is recommended out of the driveway for your safety. A quick U-turn: as you exit to the right, immediately illuminate your left blinker and turn left on VanWyk. From here you can make an easy U-turn to get on Mt. Baker Highway westbound towards town and I-5.

Emergency information: Fire extinguishers are under the kitchen sink, in the front hall closet, under the upstairs bath sink and in the yurt. The first aid kit, along with spare earplugs, feminine supplies, and hot/cold packs are located above the refrigerator (step stool in front hall closet). If you ever smell gas, immediately exit the building by the closest door. Emergency shut off locations are included in the guest information notebook.

The front door is operated by a four digit code. Be sure to leave the porch light on or take a flashlight if you go out, so that you can see the code pad (and front steps for safety) if you return after dark. Pressing the top Schlage button makes the numbers light up. The inside front door bolt may be turned so that the front door will not lock automatically. The back door and two sliding doors may also be left unlocked/unbarred.

Be Alert to Hazards: For example, be aware of bunk bed ladders that partly block the paths to some bedsides, particularly when rooms are dark during the night. **Also, when wet or cold out, decks and porches can be very slippery.** We provide deicer on the front porch for the use of all guests as needed on any outdoor surface.

Use Trivets: Cup trivets are provided in each bedroom and in the common rooms. Please do not put cups, glasses or anything wet on any wood trim or wood furniture. Pot trivets are provided in the kitchen to protect tile, granite, glass and wood surfaces from heat.

Bring: Flashlight, plastic containers to take home leftovers, swimsuit for hot tub, food for meals (or arrange personal chef/catering--CT can provide a list of possibilities), your favorite pillow (optional) to complement the comfortable Posturpedic mattresses (and bring bed & bath linens & blankets & pillows & cloth/paper napkins if you are not renting linens), kindling for woodstove and bonfire (CT provides 6 pieces of wood per day), earplugs (especially in larger groups), additional games, yoga mats or other activity equipment.

Supplied with rental: Each bathroom includes a blowdryer, soaps, shampoo, tissue, toilet paper and a large double hook for each user (basket of tags provided to identify whose is whose). Each bedroom includes an alarm clock, CD/iPod player, and its own sink. The kitchen includes: basic spices, sugar, oil, dishtowels, placemats, tablecloths, candles, dish soap, sponges, garbage bags, coffee filters, candle holders, vases, wraps, Ziplocs, paper towels, cookware, dining ware, cutlery, an oversized refrigerator with ice, and appliances (such as a large and smaller coffee maker, microwave, hot water urn, toaster, ricemaker, plug in griddle and dishwasher—slow cooker and popcorn machine by request). The living room includes: a large flatscreen TV, a sound system, BluRay DVD/CD/iPod player, wireless high speed internet (password is “password”), and cable TV service. The yurt includes: a CD/iPod sound system, bamboo floor with in-floor radiant heat. Small hooks are provided along the tops of the common area windows for stringing decorative lights, decorations, etc. Fans or space heaters (season appropriate), a few games, a desk and chair (in the Ocean Room), a large propane BBQ and BBQ utensils, a large cooler (stored in the shed) and cold packs, outdoor dining and deck furniture, porch and entry hooks and shoe racks, bonfire roasting sticks (use care with these), and iron and an ironing board are also provided. Outdoor games available by check out. Storage for larger equipment, such as bicycles, can be arranged.

The Ocean Room is the only bedroom downstairs and with a bathroom inside it. This room also has a marbled dressing room with upscale cabinetry and a double sink vanity. Those sleeping upstairs in the Wildflower Room and Fairhaven Loft (if any) typically use the downstairs bathroom by the kitchen. These factors may be important considerations in assigning rooms.

Be sure shower before hot tubbing and abide by the other policies in Sections 9&10; follow all the check out procedures (Appendix D, which is included in the guest information binder); and clean up any excessive/unusual messes, to avoid any charges for your group.

When you arrive, please take a look through the guest information binder, which will have lots more information about the House as well as area activities and entertainment. You are always welcome to ask questions in advance of your stay ([info@cedartreellc.com](mailto:info@cedartreellc.com) or 360-676-2300).

Welcome! Enjoy your stay!

APPENDIX D CHECKOUT LIST  
CEDAR TREE HOUSE RENTAL AGREEMENT

- 1) Please take all bedroom, bath and kitchen trash to the large trash can at the side of the house. Leave any excess trash well sealed in the kitchen.  
Empty small kitchen Food+ container into large container outside.  
Separate, rinse, flatten, and empty recycling into outdoor bins as appropriate. Here, recycling is sorted into newspaper, scrap paper/cardboard, and bottles/cans (both metal and plastic). There are extra boxes to use under the carport next door if you fill the recycling bins at the side of the house. On the rare occasions when we have charged an excess garbage fee, it is often when much of the material in the garbage has been recyclable or compostable and we have had to separate it ourselves—a messy job. More detailed info is included in the guest binder on the counter. Thank you from Cedar Tree Staff & the Earth
- 2) Load and start dishwasher. Handwash any remaining dishes. Clean out coffee & tea makers and any other small kitchen appliances (such as popcorn machine or rice maker) used.
- 3) Put clean dishes and kitchen items away in original locations. Labels and kitchen guide in the guest binder may assist in this process.
- 4) Shake out/wipe down used placemats; wipe down plastic coated tablecloths
- 5) Strip beds—leave mattress pads, folded blankets and comforters (unless soiled), and pillows on beds. Leave inner cases and sham covers on pillows on beds as well. *Bring sleeping pillow cases, sheets, towels, washcloths, cloth napkins, soiled cloth tablecloths/placemats, soiled comforters/blankets/sham covers/mattress pads, and dish towels to bathroom off of kitchen.*
- 6) Remove all food brought by Tenant from the refrigerator, shelves and counters. Please leave spices, sugar and oil provided by CT. OK to leave a few common staple foods that will last a long time. Also OK to leave perishable foods (those still good to eat) neatly packaged/wrapped in the fridge, on the counter, or in the freezer. Please remove any such remaining food from CT dishware and wash this dishware. We will try to find a good home for the remaining food.
- 7) Check the house (including desk, bath, sink and end table drawers) for Tenant's belongings. By request, items left behind can be mailed to Tenant for a charge of \$20 plus postage (\$8 plus postage if items are small and can be mailed from Manager's home).
- 8) Clean up trash left outside.
- 9) Clean BBQ per instructions in guest binder
- 10) Be sure all remotes are left in place (three in living room and one in each bedroom)
- 11) If the hot tub requires a full water change out off schedule, the associated costs will be charged to the Tenant. Debris dropped from the surrounding trees is normal, though.
- 12) Close all windows; turn out lights; turn off appliances such as coffee/tea pots, fans, space heaters, sound systems (including yurt); and turn hall, yurt and bath thermostats down to 50.

***Thank you!***