

## **CEDAR TREE HOUSE RENTAL AGREEMENT**

This agreement is made on the ? day of ? 2019, 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 described herein, 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 ?, 2019, until 11:00 am on the ? of ?, 2019. Failure 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 immediately prior to the stay.

This rental agreement must be executed by Tenant and returned to CT at least 14 days prior to Rental Term or within three days of initial 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 linens/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 ?. The number of extra towels (for hot tub or other uses) is 0. Based on these numbers, the Tenant shall pay rent in the amount of: \$?? including tax.

Any adjustments 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, adjusted by any additional seasonal discounts or premiums that apply.

3) Rent for Extras Such as Gatherings or Events with outside guests, Special Use of the Outdoors, or Day Use (any such uses by Tenant must be reserved in advance of the Rental Term and confirmed in writing):

NONE

4) **Rent Payment Timing:** Payment of the first night’s rental is due by PayPal/credit card within four days or reservation. If payment is requested to be made by check, payment can be made within seven days of reservation. Cedar Tree will send Tenant an invoice with the amount due for the first night’s rent. Balance of rent is due to the CT office fourteen days prior to stay if paid by check or seven days prior if paid by PayPal/credit card. Contact CT as needed for balance total, providing adjusted guest/linen/event/gathering count, if any.

If extra people/linens are added to the rental, the additional associated rent will be charged when they are added, according to the schedule outlined above. If people/linens are deducted from the reservation per the schedule above, the balance due Tenant will be paid during Tenant’s stay or refunded with the deposit. See Appendix B for Rent, Refund & Deposit Schedule in a chart.

5) **Rent Refunds.**

Up to 15 days prior to the Rental Term:

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

- b) If property is rerented for the full time period, initial payment is refunded in full, less a 4-8% processing fee (4% if check or cash, 7% if paid by PayPal/credit card, 8% if paid by international 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, damage deposit is fully refundable less the 3-4% Paypal fee, if applicable.

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

See Appendix B for Rent, Refund & Deposit Schedule in a chart.

6) **Utilities:** All basic utilities, including internet and basic cable TV services, will be paid by CT. Telephone service is by Tenant's cell phone. Note: T-Mobil does not work well here except down the driveway, 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.** One person 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. Tenant will assure that all guests and invitees receive written advance copies of the terms of this agreement (specifically Sections 9, 10 and 11) as well as receiving a review of the terms in these sections early in the Rental Term. 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

CT also recommends that the Tenant share all the information in Appendix C & D of this Agreement with all guests in advance of stay and again shortly after stay commences.

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 hours of 10 pm to 8 am, and at all times, act in accordance with our 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 our drains or put in dishwasher to protect the septic system. Food, grease and oily beverages should be discarded in Food Plus. Only toilet paper (no Kleenex type tissue) should be discarded in the toilets.

g. Children: Children are welcome. Parents agree to take responsibility for appropriately child-proofing the House, closely supervising children inside and outside (especially around fires, creeks and hot tub), and requesting plastic bed covers in advance for any potential bed-wetters. Parents are aware that this is a natural setting with wildlife, which can create hazards for children. Tenant is responsible for the costs of damage caused by guests of any age. Ask owner to reduce hot water temperature, if desired.

h. Conserve energy. Keep windows and doors closed when heat is on. Keep lid on hot tub when not in use. Turn off fans and space heaters when not in use.

i. If using the garage for storage or laundry, keep garage doors closed and locked at all times, and keep CT belongings secure and children safe

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

k. Reasonable use of firewood. We provide 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.

l. The yurt is not for sleeping.

m. 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, Tenant’s invitees or family smoke in or near the rental residence at any time, an extra cleaning fee will be charged (\$100 minimum) plus as necessary to eradicate the effects of the smoke, first deducted from the 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 other 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) Fires are only allowed in the wood stove and fire circle, and must be built and managed according to CT guidelines included in guest information book. Fires are not permitted during Whatcom County residential burn bans (<http://www.whatcomcounty.us/690/Outdoor-Burning>). A large full bucket of water is provided by the fire pit—please refill as needed during your stay. The bucket is not filled during burn bans. Should you decide to violate the burn ban (in which case you could be fined by us and by the

County as well, so please do not!), be sure you have full water sources at hand. Candlelight is allowed only in the holders provided, should not be left burning without people present, and may not be taken into the bedrooms or the yurt. No other burning material is allowed, except noted here by advanced arrangement:

NONE

d) Please recycle & compost. Recycling cans are provided in each room, and marked bins are supplied along the side of the house. Food Plus (all food scraps, dirty paper and compostable utensils) can be in the kitchen (small with instruction) and on the side of the house (large). Excessive trash caused because of notable lack of recycling or composting will result in a charge for our 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). Tenants are responsible to be sure their guests don't drink and drive. Tenants should be aware that almost the only times there have been damage to/excess charges for tenants has been when there has been drinking, and such damage usually happens by invited guests without the Tenant's (or sometimes even those guests') awareness. People who are drinking may not act as responsibly or awarely as their normal characters would indicate. Please expect that if you have a group that is drinking that there may be charges on the deposit at the end of the stay for issues Tenant is unaware of.

11) **Emergencies and Contacts.** Tenant will assure that all guests & invitees are aware of who has working (non-T-Mobile) 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 up 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 shovels for Tenant use during the Tenant's stay. Tenant should make use of the 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 will deliver to CT a cleaning and damage deposit in the sum of \$600, check preferred. All or a portion of such deposit may be retained by CT and withholding of a portion of the deposit is conditioned as follows:

- a) Basic cleaning after the stay is included in the Rent—Tenant please clean up any unusual or excessive messes and complete checkout list (Appendix D). If checkout list is not completed or if excessive cleaning is required (defined as cleaning required in excess of eight hours if linens are included or five hours if linens are not included), a \$24/hour cleaning fee for the excess cleaning hours 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, either by choice or because deposit is paid fewer than 14 days in advance of Rental Term, a 3% (4% int'l) 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 fully separate compost & recycling from trash (see #10 above & Appendix D); if there is an excess volume of garbage (\$80 dump run fee if such volume is generated that this is required); or if excessive firewood is used
- h) If there is smoking in no-smoking areas

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.

See Appendix B for Rent, Refund & Deposit Schedule in a chart.

18) **Insurance:** Tenant must have current insurance that includes general liability. Often, Tenant's existing homeowner's or renter's insurance will provide this coverage. Tenant's and other guest's 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 guest negligence, allergic reactions, or failure of structures and appliances that is not due to gross negligence of CT.

19) **Indemnity and Hold Harmless.** The Tenant (as "Indemnitor") agrees to indemnify and hold harmless the 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 Indemnitee and arising out of any inaccuracy in or breach of any representation or warranty of the Indemnitor 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) and 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**

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

\_\_\_\_\_  
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. Low income & 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 is selected)**

**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 by check or PayPal/credit card within 4 days of reservation form submittal. Refundable less \$200 or 50% of initial payment (whichever is less) until 15 days prior to stay.
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 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 TENANT'S GUESTS IN ADVANCE OF STAY

(plus 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: The website ([www.cedartreellc.com](http://www.cedartreellc.com)) has detailed directions. The short version: Go east from I-5 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. (This is the next driveway **past** the large "Tree Frog Night" sign and peace sign reflector). Drive all the way up the driveway to the house at its end 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.

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 parking up the short hill to the House. 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 immediately 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). Please share this code with guests coming. 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 (some wood provided), 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 and dishwasher). The living room includes: a large flatscreen TV with computer connection, 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, space heaters, 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), an iron and an ironing board are also provided. 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 our pet, smoking and other policies; follow all the check out procedures (Appendix D, which is included in the information folder); 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 Notebook and folder, 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 empty all trash and take it to the trash can at the side of the house. Leave any excess trash well sealed in the kitchen (additional trash bags are at the bottom of the kitchen garbage can or under the kitchen sink). It is important to us that the recycling be separated out, emptied and rinsed as appropriate, flattened if possible, and properly sorted. 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. For more information, please consult the recycling guidelines included in the 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 kitchen appliances (including popcorn machine) used.
- 3) Put clean dishes and kitchen items away in original locations. Photos are inside drawers and cabinets and kitchen guide is in the binder to assist in this process.
- 4) Shake out/wipe down used placemats; wipe down plastic coated tablecloths
- 5) Strip beds. Bring pillow cases (leave sham cases and inner pillow cases on), sheets, towels, washcloths, cloth napkins, soiled cloth tablecloths/placemats, and dish towels to bathroom off of kitchen. *Leave folded blankets and comforters, mattress pads, sham pillows with their covers, and pillows with inner covers on the beds—unless one of these items is soiled—then bring downstairs.*
- 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 and in shopping or grocery bags in the fridge, on the counter, or in the freezer. We will try to find good homes for them.
- 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 information 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/cleaning due to liquid spills, trash debris, discoloration from substances/dirt on skin then the associated costs will be charged to the Tenant. Debris dropped from the surrounding trees is normal.
- 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!***