

VACATION RENTAL APPLICATION AND AGREEMENT

The undersigned hereby offer to rent the _____ property (hereinafter the "Rental Property") as a vacation rental for the period set forth below. The undersigned shall be personally liable for payment of the Rental Fee set forth below. The only persons authorized to occupy the Rental Property during the rental period will be the following:

1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

The undersigned acknowledge and agree that this rental will be subject to the following terms and conditions:

1. Application. This document shall be considered only as an offer by the undersigned to rent the above Rental Property on the conditions set forth herein and shall not constitute an agreement until such time as Lopez Village Properties has received the Rental Deposit specified below and countersigned the Application.

2. Rental Period, Fee and Deposit. The Rental Period shall be from 4:00pm on _____, 20__ until 11:00am on _____, 20__. The Rental Fee shall be \$ _____. A Rental Deposit of \$ _____ is submitted with this Application. The remainder of the Rental Fee will be paid at least Fourteen (14) days prior to the date the Rental Period begins. If this Application is being submitted within Fourteen (14) days of the date the Rental Period begins, the full Rental Fee is submitted with this Application.

3. Cancellations. If the undersigned cancels the Agreement more than Thirty (30) days prior to the beginning of the Rental Period, the Deposit, less a \$25.00 administrative fee, shall be refunded. If the cancellation is Thirty (30) days or less from the beginning of the Rental Period, all monies paid shall be forfeited unless Lopez Village Properties is able to rent the property for the same dates and fee, in which case the Deposit, less a \$25.00 administrative fee, shall be returned.

If the Rental Property becomes unavailable through no fault of Lopez Village Properties, Lopez Village Properties will make its best effort to provide a suitable alternative property at the same price. If the alternative property is not acceptable to the undersigned, the full amount of the Deposit shall be refunded.

4. Occupancy Regulations. All of the Lopez Village Properties rental units are subject to occupancy limits that are established by San Juan County and set forth in the property owner's County permit. The undersigned acknowledge that they are aware of the occupancy limit for this Rental Property, as it is posted on the Lopez Village Properties website, agree to abide by that limitation, and understand that Lopez Village Properties has the right to terminate this Agreement before the end of the Rental Period if the limit is exceeded. Any such termination will result in a forfeiture of the Rental Fee.

5. Accommodations. All of Lopez Village Properties' vacation rentals are individually owned properties and reflect each owner's taste and requirements. Neither agent nor owner shall be responsible for providing any additional furnishings not presently available in the unit. If you have specific standards or requirements for your vacation residence, we suggest you view the rental home prior to making the reservation. We cannot give refunds upon your arrival.

6. Television Reception. Television reception is minimal in the islands. If your rental home does not specifically state that it has cable or satellite there may be no television reception at all.

7. Repair and Service Calls. Lopez Village Properties does not guarantee against mechanical failure of heating, televisions, VCR's, DVD's or other appliances. The undersigned agree to report any inoperative equipment to Lopez Village Properties promptly and Lopez Village Properties 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 oversight, the charge for the service call will be billed to the undersigned, who agree to pay the charge. No refund or rent deduction will be made due to failure of heating, televisions, VCR's, DVD's or other appliances.

8. Garbage. Garbage service is not provided. The Transfer Station is located ¼ mile past the Lopez Island Library. Hours are from 12:00 to 4:00pm Wednesday, Saturday & Sunday. A \$50.00 fee will be charged to tenant for any garbage left at the unit.

9. Pets. Pets are allowed in pet friendly units only. A \$50.00 non-refundable pet fee is paid with your Rental Fee.

10. Noise. The undersigned agree to respect the privacy and property rights of the of neighbors and agree to observe a quiet period between 9:00pm and 7:00am.

11. Check-In/Check-Out. Check in time is 4:00pm and Check out time is 11:00am sharp.

12. Errors. Descriptions, rates and property amenities listed on our website are subject to change without notice. Omissions, additions, or errors as well as changes in property, bedding, furnishings, equipment, etc., shall not be the

responsibility of Lopez Village Properties.

The undersigned have agreed that they have read and understand the Rental Agreement, and will agree to the terms.

Renter:

Signed: _____ Dated: _____

Signed: _____ Dated: _____

Signed: _____ Dated: _____

Signed and Accepted by
Lopez Village Properties:

Agent: _____

RESERVATION POLICY. - You may contact Lopez Village Properties by telephone or email to reserve a Rental Property. Lopez Village Properties will hold your reservation for a period of Seven (7) days to receive your Application and a Deposit in the amount of One-Half (1/2) of the Rental Fee. However, if your Application is received less than Fourteen (14) days prior to the date the rental begins, you must submit the full Rental Fee with the Application. If your Application is accepted, the remainder of the Rental Fee is due and payable Fourteen (14) days prior to the date the rental begins.

Upon receiving payment of the full Rental Fee, Lopez Village Properties will send you written confirmation and directions on how to locate the property and instructions on how to enter it.