



THE CABIN AT EAGLE CREEK



THE CHALET AT ICICLE CREEK

Welcome To the Cabin at Eagle Creek or The Chalet at Icicle Creek

Here is most of what you will need to get it all figured out. Any questions e-mail me at kelly.kortman@gmail.com

Payment Instructions:

All clients are now paying me through the vrbo website at this time but occasionally from time to time someone may need to pay something outside of the confines of VRBO and therefore I have a website with a paypal button.

1(a.) Go to www.cabinateaglecreek.com.

(I'm currently using the same web address for both properties for now)

Click on the contact link. You will see a PayPal "buy now" button.

Use the options available to get as close to the agreed upon price as you can without going over the agreed upon price, also try to use as few options as possible, remember that the PayPal button charges 11% tax.

You are officially reserved when you are paid in full (give or take a few dollars).

You are officially booked when I've received your signed contract and security deposit.

My mailing address is on the contract, or you can print, fill out, sign, scan and email it to me at Kelly.kortman@gmail.com.

Unfortunately, I do not have a system for taking deposits for certain dates or partial payments. This is a first come first served operation as I am a one man show; owner, booker, reservationist, etc. Once you are paid in full the place is officially yours, up to the point of full payment the place remains open to whoever pays in full first. On rare occasions I will do two payments but it is a rare occasion.

1(b.) Some people seem to find the payment options confusing, don't let it confuse you, simply use the various payment options to get as close as you can, sometimes that requires using several of the options, you can send the rest in a check when you mail back your signed contract, usually it's just a few dollars.

(very, very rarely people find it difficult to pay with PayPal, it's usually when one has had a PayPal account and cancelled it [for some strange reason], if this becomes the case you can deposit the funds directly into my **US Bank checking account # 153566446420 as an alternative option.**

1(c.) Most people reserve the property and pay the security deposit via VRBO now, on occasion I will accept a \$300 check in lieu of that and will destroy check upon successful checkout.

2. Below is the arrival letter and the contract. The arrival letter has all the information necessary to be able to function at the cabin (fireplace, alarm, heat and a/c etc.)

3. On the contract what I mainly need is **name, (employer or secondary contact) address, phone number, total agreed upon price and to sign and date.**

4. Once all is in good order you will get the alarm and door code, if your stay is approaching and you still do not have the code call/text me (206 992 1822) or **email me** to request it, we do our best to ensure you have it in a timely fashion.

*Note at this time we have ceased to use the alarm system at either property. We've had zero instances of property disruption since 2009 and the alarm causes more issues than it helps. So please do not be concerned with the

alarm upon entry to either property at this time.

That is pretty much it. Questions let me know.

Kelly Kortman
Owner/Proprietor
206 - 992 - 1822
14625 NE 145th St. #116
Woodinville, WA 98072



THE CABIN AT EAGLE CREEK



THE CHALET AT ICICLE CREEK

Important websites

<http://www.facebook.com/home.php#/pages/Leavenworth-WA/The-Cabin-at-Eagle-Creek/94586792957>

<https://www.facebook.com/chaletaticiclecreek/>

<http://www.cabinateaglecreek.com/contact.htm>

pay online using the link above via our PayPal button!

Thank you again for choosing to stay at The Cabin at Eagle Creek/ The Chalet at Icicle Creek. We hope you will enjoy your stay, relax and find whatever adventure you seek. This is very important information and we ask that you read this in its entirety; it will provide you with a more peaceful and safe stay while at the cabin.

Please print out this document and take it with you to the cabin as it instructs you on how to function while you are there. Please fill out and sign contract (very easy to do) and send along with a wet signature to the address provided on the contract, thank you very much!

You will find information on the following:

Directions, Door Codes and Alarm Codes, Dog rules, Driveway tips, Fireplace Instructions, etc.

Many of the questions you may have can also be answered the website www.cabinateaglecreek.com or you may call with further questions.

Directions:

Cabin at Eagle Creek

It's very easy to find once you've arrived in Leavenworth on Hwy 2 (from Seattle-heading East) you will make a left onto the Chumstick Hwy, go several miles until you go under a train-trestle/bridge. Shortly thereafter you will see Eagle Creek Road on your right hand side and signs to the Eagle Creek Winery and Eagle Creek Stables where you will make a right. Travel several miles down that road until you pass the Winery. The cabin is about the fifth or sixth driveway past the winery on the left hand side. **9820 Eagle Creek Drive.**

Chalet at Icicle Creek

From Seattle make the very first right as you arrive in town on Icicle Road, take that road a little less than two miles to 8515 Icicle road. After you go over the bridge and pass Wilson street start looking for my property on the left hand side.

Surveillance Cameras

Surveillance cameras are placed in two locations inside the cabin, they are interior cameras and they merely point outside to the entrance door and the deck door. They do not monitor at all what is going on inside the cabin. If they were exterior cameras safe for the elements they would be outside the cabin. These cameras record to a DVR at the property and reloop every two days, they are not transmitted anywhere and they would only be reviewed in the event of a theft. Please disregard these cameras and enjoy your stay.

Please note that we want you to feel safe and happy and to have a great time out there so please know that we are not monitoring your activities while you are out there.

(Also, note, that if you were to shine a flashlight into the dome of the camera in the living area you will clearly see that the camera points out the window towards the deck where one might wish to try to break in)

Television and Internet:

Cabin at Eagle Creek

We have three televisions, two flat screen TVs and a Sony flat screen television, we offer DirecTV. If you would like to order movies please call DirecTV and give them your credit card information. Please do not bill them to the cabin as there is a **\$50 surcharge for doing so** as we have to go through the bill, see who stayed at the cabin at that time then track you down for the money since we will have already credited your security deposit.

Internet is now available and the code to use the internet is on the modem behind the wine rack in the kitchen.

Cell phone signal is sporadic depending on your carrier. If you wish have your phone calls forwarded to the house phone at **509 548 0294**.

Chalet at Icicle Creek

We have four flat screens of various sizes, the largest being a 50 inch brand new hdtv. We have cable and offer most of the basic channels.

Door Codes and Alarm Codes: (Alarms are currently not in use, please disregard Alarm instructions at this time)

The front door code, along with the alarm code, will be provided to you just prior to your arrival. The front door is easy to operate just press the "Schlage" button on top then the code, the door will unlock. The door automatically locks in about two seconds, be sure to keep the code with you in case you get locked out or forget.

The Chalet does not have an alarm as of yet. We are debating getting one but for now we remain in a very low crime area and are surrounded by good neighbors.

It is important that you arm the alarm upon leaving the cabin for any length of time and disarm it upon your return. It is, again, very easy to operate and takes five seconds to arm and disarm. Here are the instructions.

The alarm company knows each time the alarm is armed and disarmed, if something goes missing during your stay as a result of the alarm not having been armed you are liable so please arm the alarm when leaving the cabin for daytrips or evenings out.

Upon opening the door you will have thirty seconds to get to the code box which is right by the door. (The door code and the alarm code will always be the same)

You are going to hit the entry code (again provided with the code for the door) then the number 1.

Upon departure you are going to hit the code again then the number 2, quickly without pause.

When arming the alarm for the day be sure to either take your pet with you or if leaving your pet behind you will want to put them either out on the deck or in their crate upstairs. Otherwise the motion detector may be set off.

We conduct a complete inventory of everything both prior to your stay and after your departure. Please see rental contract for more details regarding this. We simply ask that you partner with us in ensuring that all of our items, furnishings and possessions remain in the cabin upon your departure. Thank you!

On the counter you will also find a guest log, please sign in and tell us how your stay went! It would also be great if you could log back onto www.vrbo.com/192335 and leave comments so other guests know how you enjoyed your stay.

Dog Rules:

If you are bringing a dog, here is a reminder of some common sense rules.

Try to keep your dog in the downstairs area only.

Also please keep your pets off of the furniture and the beds as the comforter covers are not dog hair or drool friendly.

Keep an eye on your dog when you let them out the door, there isn't a fence at the cabin or chalet and there is a road nearby that cars sometimes zip on down.

Let your dogs out often so they do not pee inside.

Weather permitting keep your dog out on the deck or in a crate when you are heading into town without them.

Some dogs are puppies longer than others, so please keep those who take longer to "grow-up" crated when you leave or when you cannot keep a constant eye on them.

We do not allow cats as we are both very allergic to them. Do not throw balls inside the house and try to feed them and give them treats outside or on the deck.

Pick up after your dog please. This is not in the cleaners list of things to do between guests. If the cleaner has to pick up after your stay and he will check after each stay we will charge you \$25 for doing so. This is the least favorite part of his job and he charges me accordingly! Sometimes during heavy snows and then melt offs, dog droppings may appear and it might be hard to discern what belonged to your dog, just please do all you can to help us here. It's greatly appreciated and the next guest appreciates it also.

Driveway Instructions: (wintertime only)

Eagle Creek driveway is certainly the one that requires a bit more skill to get up and down.

Leavenworth is a snowy and wintry wonderland. Both of my driveways offer up some driving challenges. If you are ever in doubt about driving up or down the driveway please consider parking at the top of the drive. The driveway is tackled with a plow after 3-4 inches. It is a bit steep and like every other driveway and road in Leavenworth you cannot get down to the pavement with plowing alone. Therefore try to bring your SUV or rent an SUV or other four-wheel drive vehicle before coming out in the wintertime. To get up the hill or down be in four wheel drive in a low setting. Get a bit of a head start and maneuver up the hill, momentum is your friend; park in the top level area. Turn around to head down and be sure to tap your break if you do not have anti lock brakes. If you are not comfortable doing this, or not solid behind the wheel of a four wheel drive vehicle then **park at the bottom of the driveway.** Yes it's a 30 yard walk to the door but our goal is your safety.

Fireplace Instructions:

Cabin at Eagle Creek

Start your fire with a fire-starter and some kindling. **Keep the doors of the fireplace closed until the fire is very hot and the smoke has cleared otherwise the cabin will fill with smoke.** Keep the wood towards the back of the fireplace. Do not burn paper, magazines or other garbage in the fireplace. This creates a ton of smoke.

TWO fire-starters are provided for your use at the beginning of your stay and more can be purchased in town. When the fire is going nicely open the doors but make sure you put the screen back up in front of the fireplace. If the cabin is still smoky close doors once more until it appears that the smoke has again cleared.

We have just replaced the fireplace glass at \$225 per pane with a ceramic resin glass. It's pretty sturdy but will not withstand large fiery logs falling on it and staying there. Therefore it is imperative that you:

Monitor your fire

Keep the logs to the back of the fireplace (which helps with smoke also)

Do not stack wood too high

Do not go to bed with a large fire going

Any time the glass has broken in the past it's been due to large logs falling on the glass while ignited. **This is easily preventable. If the glass is broken during your stay we will charge your security deposit for replacement.**

Cabin at Icicle Creek

Gas fireplace. Fairly self explanatory. Please turn off when going to bed and when not in use and also we have a very small propane tank that holds about 120 gallons. Please use fireplaces in moderation.

Hot Tub Instructions:

Troubleshooting issue number one: If you press hot tub buttons in the dark you will almost guarantee ably reset the system to 88 degrees and then wonder why the hot tub is getting colder. Please avoid adjusting the buttons if at all possible. If you do run into this issue pressing the light button and the temperature button usually resets the system.

The "SL" you have on your display means that the spa is in "Sleep" mode in which case the heater does not come on. There are usually 3 modes of heating, the SL which is Sleep, EC which is Economy and ST which is standard. The spa will only heat up to temperature in the Standard mode. So to get it out of the SL mode and into one of the other modes you have to push a sequence of buttons, most likely the "Temp" button quickly followed by the "Light" button. Each time you do this it will change to one of the other modes. Once you see "St", stop there and it will be in the standard mode so it will then begin to heat up to what you have it set for. Hope this helps you out.

The hot tub runs perpetually. I know that 98% of you know this but for those who do not, please do not feel the need to turn the hot tub off or on at the wall breaker. It could damage the tub. If you have any problems at all with the hot tub while you are staying there please contact **my assistant Calen Williams on his cell phone.**

If you turn off the spa at the breaker and it causes any damage whatsoever your security deposit will be charged for repairs. The breaker for the spa is marked “only touch in case of emergency” please take our request to not touch the breaker seriously. Typical damage from a tampered breaker are frozen pipes, frozen pumps, frozen heaters, inability to restart spa, damaged to sensors, damage to electrical systems and the list goes on and on. 95% of all spa troubles begin and end with guests tampering with the breaker. Please do not touch unless of an emergency.

Also please be careful when adjusting the spa and it's temperature. There is a mode button on the spa that offers a sleep mode. Do not put it in this mode as the spa will stop heating. If you see 5L on the Spa please hit mode until it says 5t. This keeps spa at 104 or desired temp at all times.

Do not leave children unattended in spa for even one second. All persons under 16 must be accompanied at all times. The other 5% of the time when spa damage has occurred it's been when small children have been in the tub unattended. Please help here as well.

Finally the hot tub is a great accessory for the cabin and we are glad to provide it we just ask that you help us in keeping it clean and functional.

Not having read the rules is not an excuse for a spa mishap. Please also read the spa rules that are posted near the hottub at the cabin.

Take a shower if you are dirty, sweaty, etc. before entering the tub. We keep a small amount of clarifier above the washing machine if you would like to add some at the end of the night, the spa will be clean when you wake up in the morning.

Make sure that the hot tub cover is on the spa when not in use. If it is windy, consider grabbing a couple of clean round rocks to put on the cover or latch down with straps.

Turn Spa to 104 degrees after you check out if you've turned it down for any reason.

Before checking out ensure that the spa is still running and check the breaker on the wall that nobody has turned the spa off. It's important that the spa is kept running.

We keep extra spa chemicals above the washer and dryer. Make sure that bromine floater stays full. If bromine dissolves away and the spa is continually used you will get spa rash which is itchy and unpleasant but not life threatening. Who wants to be itchy and unpleasant in such a romantic location, right?

Before you go to bed at night:

Make sure the **fire in the fireplace is out**. For your comfort, you may want to turn the heat down to 60 and perhaps even open all the doors in the cabin for 5 minutes. Let some cool air in, even in the wintertime. The heat rises in the cabin so if it's 70 downstairs it's about 80 upstairs. With all the flannel sheets and down comforters you are going to be plenty warm! If you do not do this the folks upstairs are going to be quite toasty!

Checkout instructions:

Our cleaner spends about three hours cleaning between stays. Here is all we ask of you before checking out:

- **Put all dishes in the dishwasher** and run, dishwasher tablets are provided below the sink.
- **If you have time take sheets and pillowcases off of the bed and leave on floor next to the bed. Do not take the duvet cover off of the comforter. Leave the Duvet cover in or around the bed.**
We leave a lint brush in the cabinet beneath the coffee pot, use it to remove excessive dog hair, it could save you having to pay a fine!
- Turn the heat down to **65 degrees** in the wintertime and turn the air up to **72 degrees** in the summertime.
- Leave a light on somewhere in the house.
- Make sure the **hot-tub cover** is on securely and the hot-tub strap is secure.
- Bag up garbage and place in the garbage bin provided either outside the door or **down by the road or at the newly built garbage station**, garbage folks come early Monday morning around 6:30.
- Make sure, if you use the BBQ grill, that you **turn the propane off at the tank** each time as it leaks otherwise. Scrape down the grill as best as you can, it's appreciated. This is much easier to scrape when hot then when cold, more sanitary for next guest also.
- Make sure that your **fire is out** before heading home; avoid using water if at all possible.
- Sign the **guest-log** and let us know how your stay went.

· Make sure all doors and **windows are locked and bolted** and make sure the alarm is armed, put the key back in the key-box and tumble the code.

Friendly Reminders:

In the past, we've had some minor complaints from the neighbors of rowdiness and loudness with some renters. Our policy is in your signed contract, but as a reminder, we ask that you kindly cease all outdoor play by 10 pm and if that is not possible be very quiet past that time, both neighborhoods have a quiet time policy, be cognizant of this while in the hottub.

Our neighbors do have our contact numbers as well as our property assistants (who drives past the cabin on her way home from work in Leavenworth each night) and should we be contacted by a neighbor, and a phone call or visit is to be made to the house, you will be charged \$50 for time and you risk the chance of being evicted. Also, you may NOT at any given time, go over the allotted maximum number of guests per your signed contract, even for a "day visit". This can be cause for termination of your stay. All that said 99% of our renters have been truly awesome, this is for the 1% that have broken the rules, upset the neighbors and walked off with cabin items.

Lastly, should you be in need of anything, please contact me and I will happily assist you!

Thanks and enjoy your stay!

Warmest Regards,

Kelly Kortman



THE CABIN AT EAGLE CREEK



THE CHALET AT ICICLE CREEK

**The Cabin at Eagle Creek, The Chalet at Icicle Creek
An Eagle Creek / Icicle Creek, LLC production**

Rental Agreement

Please fill out (name, address, phone, total, cc#, etc.) and sign then mail to:

20715 38th Drive SE Bothell WA 98021

The Cabin at Eagle Creek (Cedarbrook East, LLC) is a family retreat that we share with our selected guests. We invite you to utilize all of its amenities and enjoy your vacation in the mountains! Please be respectful of the neighbors and the community, we would like to invite others to our home after your stay.

Cedarbrook East, LLC agrees to rent property located at (please circle one) 9820 Eagle Creek Drive or 8515 Icicle Road, Leavenworth, Washington 98826

to _____ for the period beginning at 4 pm _____ and ending at 11 AM on _____ to no more than ____ guests.

Guest contact information: (please fill in information)

Name: _____
Employer/Phone: _____ (required)
Home Address: _____
Home phone: _____
Work phone: _____
Cell: _____
Email: _____

Names of all additional guests: (use commas)

1. Guests include:

Not to exceed more than 10 people at any given time; day or night. The first (2) people are included in the rental fee. Up to eight (8) [six being cozier] additional people (eagle creek) and fourteen (14) (chalet) are allowed with an added \$10 fee per person, per day (whether or not the additional guests sleep over). The property shall not be used for any other purpose; i.e. weddings, receptions, graduation party, bachelor/bachelorette party without prior permission and an enhanced security deposit of \$500 dollars or more depending. Offenders of this rule will forfeit their security deposit. The sole purpose of the property is for small family/friend gatherings. I have retained members of my neighborhood to keep an eye on the cabin who report disturbances to me directly. My goal is for you to enjoy your stay responsibly and to take care of my cabin as if it were your own.

We have entertained the idea of allowing weddings or post wedding events for a fee of \$10-\$20 per person and are working on a bathroom solution for this idea. We have a small septic and therefore weddings do not always work out super well until we get that resolved.

3. Payment schedule:

All rental fees are due immediately to hold your reservation.
Balance of damage deposit (less any fees) returned within two weeks (14 days) from the end of the Term of this Agreement. Damage deposits are established to be returned automatically, when this does not occur please let me know so I can attempt to do it manually. I attempt to do all bookkeeping each Saturday morning.

4. Confirmation:

Reservation is considered to be tentative until this contract is signed and returned to:

Cedarbrook East, LLC, by _____ and payment received by Kelly Kortman via VRBO payment system - or rarely via check or PayPal <http://www.cabinateaglecreek.com/contact.htm> Or mailed to 20715 38th drive se bothell wa 98021.

Checks made payable to Kelly Kortman

5. Prices:

Rental prices will be guaranteed 120 days prior to your rental period.

6. Cancellation Policy:

Tenant may cancel this Agreement at any time prior to the beginning of the Term of this Agreement by delivering written notice of termination to Landlord (Cabin at Eagle Creek). If written notice of termination is delivered to landlord at least one hundred and twenty (120) days prior to the beginning of the Term of this agreement, Landlord shall provide full refund to the Tenant. If notice of termination is delivered to Landlord at least ninety (90) days prior to the beginning of the Term of this Agreement, Landlord shall retain your payment as a non-refundable credit to be used by the tenant within one (1) year of signed agreement. If notice of termination is delivered to Landlord within thirty (30) days prior to the beginning of the Term of this Agreement, Landlord shall retain all rental funds as agreed liquidation damages for Landlord's administrative expenses and lost opportunity costs.

No refund will be given due to acts of Mother Nature (lack of snowfall, rain, wind, or issues caused by such acts. i.e. .power outages, land/snow slides and so forth.)

7. Cancellation due to Fires in the Area

Believe it or not there is a fire burning somewhere in the Cascades every single summer. They may be nearby; they may be many miles away. I am a reasonable person and I care about my guests and their safety. Therefore if there is a fire that is burning within three (3) miles of my cabin or chalet or if Eagle Creek Road or Icicle Road is being blocked or managed for Fire Control or if Eagle Creek Road or Icicle Road is under a Stage 2 evacuation then I will allow you to postpone your vacation and I will retain funds for a future stay that you may use, space available, within the next 12 months.

If the Cabin is under a Stage 3 evacuation then I will refund your money, no questions asked and you can make alternative vacation plans.

7. Notices. Any notice in any way relating to this Agreement, or any matter arising hereunder, shall be in writing and shall be delivered by personal delivery or by U.S. mail, postage prepaid, addressed to the party to whom such notice is given at the following address or at such other address as that party notifies the other party in accordance with this Section:

To Landlord: Kelly Kortman

20715 38th Drive SE Bothell, WA 98021

Ph: (206)992-1822

Email: kelly.kortman@gmail.com Website: www.vrbo.com/192335

To Tenant:

Name _____ Email _____

8. Damage / Noncompliance Deposit

The damage deposit shall be kept on deposit by Landlord (but need not be segregated from other of Landlord's funds) as security for any damage to the Property or any furniture, fixtures, equipment or other tangible personal property therein or disposal of garbage beyond the Waste Management garbage can provided at the rate of \$10 per extra container caused by the Tenant, Tenant's guest, employees, visitors, or invitees. A \$50 garbage handing fee will be added to any garbage left outside the given cans. In the event of any such damage, Landlord shall apply the damage deposit to the amount thereof. If the amount of damage exceeds the amount of the deposit, Tenant shall immediately pay the excess to Landlord. For items left behind and wanting return, a minimum \$25 S&H fee will be used against the return deposit.

We feel that we rent our cabin at a very reasonable price and in exchange we ask that you take good care of our cabin, that you follow the rules and that you leave it in the condition that we ask you to leave it in. If you do not we will also charge your security deposit these various amounts for infractions.

Dishes left in sink \$25 – Substantial Dog hair on couches or bedding \$75 – Dog droppings left at cabin \$25 – Smoking in Cabin \$300 – Cigarette butts littered around cabin \$50 – Late check out without permission \$50 per hour – substantially dirty hot tub caused by carelessness – \$50 – Miscellaneous carelessness or neglect \$25-\$300.

Understand we do not want to charge anybody for these infractions. When these occur however it inconveniences my cleaning staff who then has to spend additional time to rectify these situations. Please follow checkout instructions and all should be well!

We conduct a thorough inventory both prior to and after your stay. We have decorated this cabin as we would our primary residence. We would like to keep it this way and trust that our clients will leave all items in the cabin in place. Please do not remove items from the cabin as they will be charged against our damage deposit plus a restocking fee of \$50.

If you invite guests into the cabin it is your responsibility as the renter to ensure that they please follow these rules to the letter. Treat this cabin as if it were your own. We appreciate you partnering with us in this effort.

Compact Discs – I make compact discs for the cabin for your enjoyment. The CD player is also IPOD compatible but there are few radio stations in the valley (although directv has a number of music channels) The CD's that I make are masterpieces that I've been making for my friends for years. They take time to make, cost money to purchase the songs from iTunes or my personal music collection, cost money to deliver to the cabin and so forth. Therefore we ask that you do not take the CD's with you upon departure or even out of the cabin for that matter. There is a \$35 dollar charge per disc for taking CD's from the cabin as part of the inventory process. Thank you very much for leaving them behind when you check out!

All rules and instructions in the arrival letter must be followed. These are to protect both the renting party and myself.

9. Housekeeping

Housekeeping services are not provided during the rental.

10. Property Rules:

1. No smoking inside the building. (If you smoke outside please do not leave cigarette butts lying around, wet them in the sink and throw them in the garbage, please)
2. Pets allowed but we must be made aware that you have a pet as we charge a pet cleaning fee.
3. Any long distance phone calls must be collect or calling card.
4. Guests agree to leave the property in the same general condition as they arrived
5. All garbage must be placed in outside receptacles at the duration of the guests rental period
6. Leave kitchen as neat as possible with dishes in the dishwasher, please run dishwasher as you head out.

7. Quiet hours are between 11:00 PM and 9:00 AM. Please respect our neighbors.
8. Alarm armed before leaving the house for any length of time, this is critical. We have the ability to find out when the alarm is armed and disarmed. If the cabin experiences a theft while you are staying there and the theft was due to not having set the alarm you will be held liable for the loss.

11. Right of the Landlord:

Landlord reserves and shall have the right to enter the Leased Premises at any and all times to alter, improve, repair, or add to the Building, or any part thereof, inspect the Leased Premise, or for any other purpose incident to the maintenance, conduct or operations of the Building. Tenant shall not claim, nor be allowed, any damages for any injury or inconvenience occasioned thereby. Landlord shall use reasonable care to avoid disruption of Tenant's use of the Building.

This paragraph shall not in any event impose a duty on Landlord to make any repairs whatsoever.

12. Termination:

If the guest violates any of the Property Rules, which is in no way inclusive, Cedarbrook East, LLC retains the right to terminate the guest rental agreement.

13. Holding Over:

If Tenant or any of Tenant's guests, employees, visitors or invitees fail to vacate the Property at the end of the Term of this Agreement, Tenant shall pay Landlord the sum of Five Hundred and No/100 Dollars (\$500.00) for each day or portion of a day (a day being each 24 hour period from the end of the Term of this Agreement) of such failure. The preceding sentence does not give Tenant or any of its guest, employees, invitees or visitors any right to continue to occupy the Property beyond the Term of this Agreement.

14. Hold Harmless:

The guest accepts responsibility and liability for his actions and the actions of the group while s/he is in control of the property. Cedarbrook East, LLC is not responsible for acts beyond their control or for lost or stolen property and personal injury.

15. Choice of Law:

The laws of the State of Washington shall govern this rental agreement. The parties agree any action brought to enforce any provisions of this rental agreement shall be held in King County, Washington.

Cabin at Eagle Creek/Chalet at Icicle Creek

9820 Eagle Creek Road ~ Leavenworth, Washington 98826

The below section need not be filled out as VRBO maintains all payment information in an easy to read and use format, the below is merely a formality, you may simply mark paid in full when paid in full.

Rental Agreement

Item	# of Days	Nightly Rate	Extended Amount
Agreed upon rental Fee (max 10/12 people/per night)		\$	\$
\$10 fee (per person/per day) after the first 2 people not to exceed 10/14 people		\$	\$
Damage Deposit \$300/\$500			\$
Non-refundable Cleaning Fee		Subject to change	\$
Pet Cleaning Fee (\$20)			\$
11% tax on rental fee			\$
		Total Rental Fee	\$
		Total Rental Fee less damage deposit	\$
		Damage Deposit in a "hold" up to 1 week prior to arrival	\$

I HAVE READ IN ITS ENTIRETY ALL ATTACHED PAGES 1-3 AND AGREE TO ABIDE BY THE TERMS 1-15 OF THIS AGREEMENT.

_____ date _____
 Guest Signature

_____ *Kelly Todd Kortman* _____ date _____
 Owner