SHORT-TERM RENTAL AGREEMENT

RiverStone Retreat · Granite Falls, Washington

This Short-Term Rental Agreement ("Agreement") is entered into between **Blueberry Estates LLC** ("Host") and the guest identified at the time of booking ("Guest"). By completing a booking and checking the agreement box on the website, Guest agrees to be bound by these terms.

1. Property and Parties

Host is Blueberry Estates LLC, the operator of the short-term rental property known as RiverStone Retreat, located in Granite Falls, Washington (the "Property"). Guest is the individual who completes the online booking and all persons listed on the reservation. This is a transient lodging arrangement for vacation or leisure purposes only and does not create a residential tenancy under Washington's Residential Landlord-Tenant Act.

2. Rental Period and Occupancy

The rental period begins at the stated check-in time on the arrival date and ends at the stated check-out time on the departure date shown in the booking confirmation. Maximum overnight occupancy is 6 guests. All overnight guests must be disclosed at booking. Unauthorized additional overnight guests may result in immediate termination of the stay without refund. Day visitors are limited and must not exceed reasonable numbers that disturb the Property or neighbors.

3. Payment and Fees

The total amount shown at checkout (nightly rate × number of nights) is due in full at the time of booking via Stripe. No security deposit is collected at booking; however, Guest remains responsible for any damage beyond normal wear and tear. Additional fees (e.g., pet fee if applicable) will be disclosed and collected as part of the booking or upon arrival. All payments are processed securely by Stripe.

4. House Rules

Guest and all invitees agree to the following rules, which are incorporated into this Agreement:

• No smoking, vaping, or e-cigarettes anywhere on the Property (interior or exterior). Violation fee: $500.

• Quiet hours: 10:00 PM – 8:00 AM. No outdoor noise, music, or gatherings during quiet hours.

• No parties, events, or commercial filming without prior written consent.

• Pets are allowed only if disclosed and approved at booking; a pet fee may apply. Guest is responsible for any pet-related damage or cleaning.

• Maximum 6 overnight guests. All guests must be listed on the reservation.

• Parking limited to designated driveway spaces (up to 4 vehicles).

• Hot tub, fire pit, and river access are used at Guest's own risk. No swimming in the river is recommended.

• Guest must leave the Property in reasonably clean condition (dishes washed, trash bagged, personal items removed).

• Emergency contact information and property address will be posted inside the Property as required by Washington law.

5. Cancellation and Refunds

Cancellation policy: Full refund if cancelled at least 14 days before check-in. 50% refund if cancelled 7–13 days before check-in. No refund if cancelled less than 7 days before check-in or for no-shows. Host may cancel for cause (e.g., rule violation, safety issue) with no refund. Force majeure events will be handled reasonably.

6. Guest Responsibilities and Liability

Guest is responsible for the acts and omissions of all persons in their party. Guest assumes all risk associated with use of the Property, including hot tub, fire pit, river access, and outdoor areas. Host is not liable for personal injury, loss, or damage except to the extent caused by Host's gross negligence or willful misconduct. Guest agrees to indemnify and hold Host harmless from claims arising from Guest's use of the Property.

7. Damages and Additional Charges

Guest is responsible for any damage beyond normal wear and tear, missing items, or excessive cleaning costs. Host may charge Guest's payment method on file for documented damages. Guest agrees to report any pre-existing damage upon arrival.

8. Compliance with Law

This Property is operated as a short-term rental in compliance with Washington RCW 64.37. Emergency contact information, property address, and safety information will be posted inside the unit. Guest agrees to comply with all applicable laws during the stay.

9. Governing Law and Miscellaneous

This Agreement is governed by the laws of the State of Washington. Any dispute shall be resolved in the state or federal courts located in Snohomish County, Washington. This Agreement constitutes the entire agreement between the parties regarding the stay. If any provision is held unenforceable, the remainder remains in effect. Electronic acceptance via the website checkbox constitutes Guest's signature and agreement to these terms.

By checking the agreement box and completing payment, Guest acknowledges that they have read, understand, and agree to be bound by this Short-Term Rental Agreement.

Blueberry Estates LLC
RiverStone Retreat
Granite Falls, Washington
Contact: via the booking website