

# **SEASHORE DREAMS, LLC**

Seashell Beach Cottage  
Coastal Breeze Cottage  
Sea Mist House  
Rainier Mountain Cabin

## **RENTAL POLICIES**

### **GENERAL POLICIES**

The primary registered guest must be at least 25 years of age or older and provide photo identification with the reservation agreement. The primary registered guest is responsible for any expenses incurred during the visit, included but not limited to loss and damages, accident or injury to person(s) or losses incurred while visiting the home. Seashore Dreams does not allow large gatherings and no more than 14 (adults/children/dogs) are allowed when renting both townhomes and no more than 8 (adults/children/dogs) are allowed when renting SeaMist and 6 is maximum for Coastal Breeze Cottage and Rainier Mountain Cabin and no more than 8 adults/4 children at our Seashell Cottage at any given time. Occupancy is strictly enforced – trailers, campers and recreational vehicles may be allowed, but only with prior written approval. "Children" is defined as minors 18 years and younger.

Seashore Dreams is not responsible for lost or forgotten items. Lost and found items left are subject to a \$25.00 retrieval and handling fee, in addition to packing and shipping costs. Items not picked up by year end may be donated to charity.

### **CHECK-IN PROCEDURE**

Check in time: 4:00pm – Check out: 11:00 am

Some early check-ins is allowable upon special request and if no guests are checking out the same date. This must be agreed upon by management prior to arrival and must be in writing. Parking passes for each registered vehicle will also be provided at check in or placed in the home you are renting for your use.

### **MINIMUM NIGHT STAY**

Our minimum stay is 2 consecutive nights. All holidays including spring break have a 3 night minimum stay. Due to staffing we cannot offer one night stays.

### **PAYMENT POLICY**

You must provide a credit card number to make your reservation and pay your deposit and rental fees, unless other payment arrangements are made with Seashore Dreams. Upon making a reservation, one night's rent plus tax will be charged to your credit card as your non-refundable deposit. A completed reservation agreement will be emailed to you to complete and return within 5 days. Once received back, your credit card has been processed - your dates are considered reserved and a formal confirmation will be emailed to you. If you are paying in advance, the balance of

**your charges are due 30 days prior to your arrival. Nightly rates are subject to hotel tax of 11.5% Tax in Grays Harbor County, 9.8% tax in Lewis County and we do not charge any additional booking or handling fees. All rates, fees and policies are subject to change.**

## **REFUNDABLE DAMAGE DEPOSIT POLICY**

**Owner/Manager reserves the right to collect a fully refundable damage deposit of up to \$500 for each townhome when there are dog guests or there are more than 6 travelers per home. All other situations will require up to \$300 refundable security deposits. This fully refundable damage deposit will be made by personal check and the amount will be determined at the time of booking. You will be notified immediately if there is a problem. You will be refunded promptly (no later than 10 days from departure) if all is well.**

**We will not retain any part of your damage deposit (or charge your credit card) if:**

- No damage is done to the house or its contents,**
- All debris and rubbish are placed in garbage cans and covered,**
- Soiled dishes are rinsed and in dishwasher or cleaned and in rack**
- All remote controls (TV, garage door) are returned to their position,**
- No contents of the home are missing or are broken,**
- No additional cleaning beyond the norm is needed,**
- Renters abide by house rules and policies on signed contract,**
- All dog debris is picked up**
- No evidence of fireworks, smoking or cleaning of fireplace**
- No additional or undeclared tenants or pets stay in the home; the renter is not evicted by the owner (or appointed representative), local law enforcement, or the security company employed by Seashore Dreams for rowdy, inappropriate or illegal activities.**

## **CANCELLATIONS/REFUNDS**

**Full refund (except the one night down plus tax that's non-refundable) will be sent to the registered guest if cancellation is received more than 14 days prior to arrival. If the cancellation is made less than 14 days prior to arrival, no refund will be given. Seashore Dreams Management will consider (but not guarantee) crediting guest the one night deposit for a future stay as long as it is within the 12 months of cancellation. Trip insurance is recommended for unexpected events that might prevent your travel and we suggest that you purchase it, as it is relatively inexpensive.**

## **CLEANING FEE**

**Each of our homes have a standard housecleaning fee that applies to every vacation home. The cleaning fee is based on number of guests and is subject to change. If you would like additional housekeeping services during your stay, please let us know in advance and no later than 1 week prior to your arrival. Our homes will be stocked for your arrival with paper products including tissue, 6 rolls of toilet paper, 1 roll of**

paper towels, laundry and dish detergent. Beds will be fresh, clean and made for your arrival. Please leave the home in similar condition as when you arrived. If you move furniture (do not remove from home), please return to the original position prior to your departure. Staff is scheduled to arrive just after check out time to thoroughly clean, sanitize and inspect the home. All food, drink or other spills/stains should be cleaned up immediately. Food and drink spills, dog accidents on carpets and furniture are treated as damage, not normal wear and tear. Refrigerator should be emptied of all food and free of spills. All used dishes rinsed and placed in dishwasher on the wash cycle. Additional housekeeping charges may also be applied in the occurrence of exceeding maximum occupancy without prior consent. Manager has up to 14 days to determine if any charges need to be made. A notice of deposit disposition will be sent out if there is extra cleaning.

## **SMOKING**

**ABSOLUTELY NO SMOKING IS ALLOWED IN ANY OF OUR HOMES.** If smoking is detected, (includes leaving tobacco and cigarette butts in and around our home outside) your security deposit will be forfeited and your credit card will be charged for any additional cleanup needed to make the property non-smoking again.

## **PET POLICY**

In most cases our homes allow up to two well-behaved clean dogs less than 15 pounds or 1 clean, well behaved dog 16 pounds or more. Sea Mist House has been designated as our dog friendly town home as we have doggy supplies, including towels, clean up kit, carpet runners, and doggie bags located in the master bath. Coastal Breeze is our non-dog home, but on occasion we will allow a small dog in this home with a dog agreement. Seashell Beach Cottage is our really dog friendly home and will consider up to 3 well behaved, clean dogs with responsible owners. We do allow up to 2 dogs in Rainier Mountain Cabin.

A pet rental agreement will be added to the reservation agreement which is proof that the pet has been pre-approved by Seashore Dreams or its owners. A copy of the contract should be kept with you while renting our homes. For your ease, we do provide a pet clean up kit, labeled dog towels, dog sheets to cover rugs/floors, rinsing station out front and doggie pick up bags all for your use. The presence of pet guests could require a minimum of \$500 (fully refundable) security deposit. If there is any evidence that pets were on the premises after your departure (stains, odors, poop, any damage or scratches to doors and screens, etc) you will be charged for the extra cleaning and/or repairs up to or exceeding your deposit. If any unauthorized pets are discovered on premises during your stay, the damage deposit is automatically forfeited.

