

# Huntoon / Wapato Point Rental (46)

This indenture, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between BRUCE HUNTOON, hereinafter designated Owner, and \_\_\_\_\_, hereinafter designated the Tenant(s). Witnesseth, that the said Owner does by these presents provide unto the said Tenant(s) 105 Chelan View Drive (Lot 46), situated at Wapato Point in the city of Manson, Chelan County, State of Washington, upon the following terms and conditions:

1. TERM: The premises are rented for a term of \_\_ nights, commencing at 4:00 P.M. the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and terminating at 10:00 A.M. the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
2. RATE: The Tenant(s) shall pay a fee in the amount of \$\_\_\_\_\_ USD (including 13.6% for tax and resort fee) for the above unit. For confirmation of reservation, one-half (1/2) of the total cost and the return of this signed contract are required. Balance of payment is due thirty (30) days prior to arrival date.  
CANCELLATION POLICY: There are NO refunds for cancellations. There is a \$500.00 damage deposit required for Memorial Day weekend only.
3. TENANT'S OBLIGATIONS: Tenant(s) shall:
  1. keep said premises in a clean and sanitary condition.
  2. properly dispose of all rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals.
  3. properly use and operate the electrical, heating, plumbing and other fixtures and appliances.
4. PURPOSE: The premises shall not be used for any purpose other than as a residence for twelve people maximum.
5. PREMISES: Tenant(s) shall keep said premises in a clean and sanitary condition, refrain from interfering with neighbors' quiet use and enjoyment of their property, vacate said premises upon termination of this occupancy, vacate said premises in as good of order and condition they were originally found, excepting the reasonable wear and tear thereof, and to surrender the keys thereof. Violations will result in immediate forced eviction with no refund of payments made.
6. ACCESS: Owner reserves the right to access the premises for the purpose of inspection, repairs, alterations or improvements, to supply services and/or to exhibit or display the premises to prospective or actual purchasers or renters.
7. COST & 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, 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 the county in which the premises are situated.
8. SURRENDER OF PREMISES: In the event of default in payment of any installment of payment or at the expiration of said term of this agreement, Tenant(s) will quit and surrender the said premises to Owner.
9. MISC.: The Owner will not provide daily housekeeping service or be responsible for lost or stolen articles. Boat rental (2012, 20.5' Sea Ray, 230 hp @ \$60/engine running hour) available. Accommodations include 60" Samsung HDTV's and Apple TV's. Also use of Wapato Point's amenities (tennis courts, pools, hot tub, etc.). Cost of missing or broken items will be charged to the Tenant(s). Parking on premises is ensured for two (2) cars only. Please bring your own beach towels. Bath towels are not to be used at the beach.
10. I have read and understood the above #1-9 as well as the "House Procedures" on the following page.

**ABSOLUTELY NO SMOKING!**

**NO PETS ALLOWED.**

\_\_\_\_\_  
OWNER: Bruce Huntoon  
398 Totem Pole Road  
Manson, WA 98831  
509.679.9485  
[www.huntoonwapato.com](http://www.huntoonwapato.com)

\_\_\_\_\_  
Tenant(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
Telephone (home and cell)

TOTAL DUE (including 13.6% for tax and resort fee): \$ \_\_\_\_\_

One-half (\$ \_\_\_\_\_) due and payable ASAP.

Remaining balance (\$ \_\_\_\_\_) due and payable by \_\_\_\_\_. (\$10.00 per day late charge until received)

# HOUSE PROCEDURES

**ALL ADULTS—PLEASE READ**

**NO SMOKING ALLOWED**

**CHECK-IN TIME** is at 4:00 P.M.. **CHECK-OUT TIME** is at 10:00 A.M. per the contract. (Downstairs 1 P.M. only if prior permission and all dirty linen (sheets and pillow cases only ... NOT mattress pads, blankets, and bedspreads) is placed in laundry rooms and several loads are washed and dried.)

**LEFTOVERS** Instead of being wasted and thrown away in the garbage, please leave all leftover food items in the refrigerator or on the counter (to be donated to housekeepers, a local church and/or community needs). Anything you don't want to take, please leave to recycle.

**CLEANING MATERIALS** Please use cleaning rags (dark blue hand towels located in the Utility Room) for washing floors, mirrors, cars, etc.. Do not use bath towels and wash cloths.

**GARBAGE** Garbage cans will be emptied twice during the week. If they fill more often, please call the owner. There is no commercial garbage pickup.

**HEATING/COOLING SYSTEM** In order to more evenly distribute air upstairs and downstairs, **leave the furnace fan setting to "ON"** (not "Auto"). If the doors are to be left open, turn the A/C **OFF** so the coils won't freeze up and shut down the system. **Leave upstairs (floor) and downstairs (ceiling) vents OPEN** to ensure proper air flow.

**HOUSEKEEPING** There is **NO** daily housekeeping (vacuuming, mopping, dusting, bed making, and laundry, or restocking of toilet paper, paper towels, and soap supplies, etc.).

**LINENS** Blankets, sheets, and pillows for the hide-a-bed downstairs are located in the front bedroom closet; upstairs they are located in the hallway closet. Additional towels can be found in the bathroom cabinets. **Do NOT leave bedding on the hide-a-bed when folding it up** (*the extra thickness breaks the hinges and sheets tear when caught in the metalwork*). Please bring your own beach towels. **Do NOT use bath towels for beach towels.**

**MISC.** If there is trouble with the DISH TV system, call the owner. **Do NOT call DISH.** Turn outside water **OFF** when hose is not in use (*water pressure is extremely high*). **Do not put plastic floatation toys on lawn** (*the grass will burn*). **Do not place the barbecue on the wood deck** (*grease spills will stain wood*). Remember, the house might be shown to prospective renters.

**PREMISES** The tenants will keep the premises in a clean and sanitary condition. Upon check-out, please load the dishwasher with all dirty dishes and start it. Please strip all beds (NOT mattress pads, blankets, and bedspreads) and put the dirty sheets, pillow cases, and all dirty towels in the laundry rooms.

**REBOOKING** If interested in rebooking the same house, same week for next year, a 25% deposit will be required upon check out, 25% by January 1, and the balance due 30 days prior to arrival. If interested in booking a different week, reservations will be made after that week's check-out date.

**TELEPHONE and WiFi** There is no telephone land line. The number for Wapato Point front desk is 687.9511, ext. 300. Security after hours number is 509.687.9511, ext.333. The owner's telephone number is 509.679.9485. The cable WiFi password is **HUNTOON105** (upper case) for network **HUNTOON105**.