

RENTAL POLICY GUIDELINES

MISSION STATEMENT

Paradise Point Rentals on Mayfield Lake strives to provide an enjoyable experience that will create lifelong memories. Our goal is to make your time here so enjoyable that you will return annually with your family or corporate event. We promise to do all that is in our power to make your stay peaceful and enjoyable. We ask that each guest respect all other guests and neighbors as well as respect the facilities and property.

All Paradise Point facilities are checked and cleaned before your arrival for your ultimate worry free enjoyment. Should something not be functioning properly, or unsatisfactory in any way, please call or e-mail our point of contact so we correct it immediately. We hope you enjoy your stay at beautiful Paradise Point on Mayfield Lake!

OCCUPANCY POLICY

It is our policy to help maintain a family atmosphere for the enjoyment of guests and neighbors. Therefore, we rent only to families or responsible adults over the age of 25. Any use of a rental home for purposes other than family vacation must be stated and cleared at the time of reservation. Occasions such as weddings, receptions, reunions, and company gatherings are not allowed without prior permission. Prom groups, school or graduation groups, fraternities, sororities or youth groups are also not allowed without adult supervision. We request that all activities lasting past 10:00 pm be kept to a minimal noise level.

All guests and their vehicles must be listed on the Guest Registration Form provided with your agreement. Any guest who exhibits unacceptable behavior or violates the terms of the Rental Agreement can, and will, be asked to leave without warning with NO REFUND OF MONIES PAID. Please remember, all Paradise Point facilities are NON SMOKING.

RESERVATIONS

Please designate one person in your group to be responsible for all correspondence regarding your reservation. The designated person shall provide a physical address and phone number for all correspondence along with email contact information if applicable. This person will be wholly responsible for payment, property damages, and adherence to all guidelines set forth in the Rental Agreement.

All reservations may be made at our website (www.mayfieldlakeparadise.com) or by phone at 206-225-6786. Our office hours are 9:00 am to 5:00 pm PST Monday through Friday. There is a \$75.00 non-refundable administrative fee payable with your deposit.

PAYMENT

After your reservation is processed we will mail you a Rental Agreement (this form can also be found online). The quoted Rental Rate includes all applicable fees and taxes (including but not limited to: facility rental fee, \$75 administrative fee, extra bed charges, pet fees, and taxes). The Rental Agreement and a deposit equal to 50% of the Rental Rate ("Rental Deposit") must be returned to our office within 10 days of booking the reservation. Your reservation will be canceled automatically if payment has not been received within this time period.

For reservations made more than 60 days in advance, a deposit will not be required until 60 days prior to your check-in date. If however, another renter would like to reserve the same facilities on the same dates, the full deposit will be required to hold your reservation. The first reservation will always have first right of refusal.

The deposit can be paid by:

- Personal check – must be received at least 30 days prior to Designated Check-in Day. Returned checks will be assessed a \$25.00 fee.
- Cashiers check or money order
- PayPal – All major credit cards (www.paypal.com)

The remaining balance is due AT LEAST 10 days prior to arrival and may be paid by cashiers check or PayPal. SORRY, NO PERSONAL OR COMPANY CHECKS ACCEPTED WITHIN 30 DAYS OF ARRIVAL BECAUSE WE ARE UNABLE TO VERIFY FUNDS.

CHECK-IN AND CHECKOUT TIMES

Check-in time is 4:00 pm on the first day of your reservation (“Designated Check-in Day”) so that the service staff has time to properly prepare the facilities for your enjoyment.

Checkout time is 12:00 pm on the last day of your reservation. Renter must (1) bag and place all trash in available containers for pick-up, (2) remove any food from refrigerator, (3) leave rental “broom clean” (4) return all items to their original locations, (5) lock all windows and doors, and (6) return the keys to the lock box located at the front of the home or cabin. You will be charged \$25.00 for each key that is not returned.

Earlier check-in or late checkout can be requested prior to your designated check-in day if the facilities are available for a \$20 fee. Early check-in time is 1:00 pm and late checkout time is 3:00 pm. Thank you in advance for your cooperation.

CANCELLATION POLICY

Receipt of initial payment and a signed contract will constitute a legal Rental Agreement. Any cancellations or changes thereafter will invoke the cancellation policy. In all cases, a written notice of cancellation must be given to receive any refund.

- Written notice of cancellation thirty or more days prior to your Designated Check-in Day will result in a full deposit refund less the administrative fee of \$75.
- Written notice of cancellation less than thirty days prior to your Designated Check-in Day will result in a full refund, less the administrative fee of \$75, ONLY IF Paradise Point can re-rent the vacation home for the same time period at the same rental rate.

PROPERTY DAMAGES

Please respect the Paradise Point grounds and facilities as if they were your own. Leave the property in the same condition as it was found. If objects were moved during your stay please return them to their original location.

Renter must provide a valid credit card or \$500 cash for a security deposit. The full amount will be refunded once the property has been inspected and determined to be without damage. Renter is responsible for all damages to the rental property and its contents. All costs associated with repairs, cleaning, or replacement of the rental

property or its contents shall be deducted from the security deposit. In the event the security deposit does not cover the cost of said repairs or replacements, renter shall pay costs within 15 days after receipt of notice of such costs.

Due to repeated problems with garbage left on the grounds, Paradise Point will deduct \$5 for each piece of garbage found by the cleaning staff. This includes items such as **cigarette butts, bottle caps, napkins, broken water balloons, pet waste, etc.** Please walk the grounds after your stay and remove such items and please make sure that all persons occupying the facilities are aware of this policy.

Also be aware that it is against the law to throw garbage or dump waste into the lake. The city of Tacoma will aggressively prosecute violators.

Only split firewood in designated enclosures can be burned. No scavenging or burning of ANY other wood or materials on the property is allowed. Burning of decorative driftwood scattered around the property will be grounds for forfeit of the entire damage deposit.

Please clean any fish that you catch outside for the consideration of future guests.

MINIMUM STAY REQUIREMENTS

There is a two-night minimum stay required during the week all year round and a three-night minimum stay required for weekends during the summer season (May 1 – Oct 31). In addition the following holidays require a three-night minimum stay: Memorial Day, Labor Day and Spring Break weeks in March. There is a four night minimum stay for Thanksgiving weekend and Christmas.

RATES

Facility	Sleeps	Summer Rates (May 1 – Oct. 31)	Winter Rates (Nov. 1 - Apr. 31)
St. Helens House	10	\$245/night	\$195/night
Guests above 10	Up to 4	\$15/night for each additional	\$15/night for each additional
Cascade Cabin	6	\$190/night	\$145/night
Guests above 8	Up to 6	\$10/night for each additional	\$10/night for each additional
Tent	Up to 10	\$10/night for each tent*	\$10/night for each tent*
RV Slot	1	\$50/night**	\$40/night**

* Tent slots are only available in conjunction with one or more of the other facilities.

** Four persons per RV site. One RV or tent and one vehicle allowed. Each additional person up to a limit of six is \$2.50 per day. Additional vehicles are \$5.00 per day. Visitors count toward site limit.

Please check on rates for reserving the entire property for your family reunion, wedding, corporate outing, or other large event. Rates will depend on size of party. All posted rates are subject to change.

FEES

- There is a \$75 non-refundable administration fee assessed at the time the registration is processed.
- Chopped wood for the outdoor fire pit and/or the wood stove can be purchased for \$8 per day. Only split firewood in designated enclosures can be burned. No scavenging or burning of ANY other wood or materials is allowed.
- A \$50 fee and \$50 deposit will be required for possessing approved pets on the grounds.

TAXES

Paradise Point rental properties are subject to a State of Washington Sales and Hotel/Motel tax. The current combined tax rate is 9.7%.

SAFETY

Be vigilant at all times around the Paradise Point facilities and waterfront, especially with children. While the sheer cliffs offer breathtaking views they can be hazardous to people who are not paying attention. Remember that there is no lifeguard on duty for the lake or the hot tub; swimming is at your own risk. Please exercise extreme caution on and near the docks.

PETS

Pets are not permitted on the premises without prior permission. Well-behaved pets are welcome as long as they are kept **OUTSIDE** of all facilities and on a leash. Approved pets require a Pet Approval Application, a taxable \$50 fee, and a \$50 refundable deposit. Owners are responsible for the behavior of their pets and are required to clean up after them. Pets may not be left unattended and must be under direct physical control at all times. Remember, your group may not be the only one occupying the facilities. The Pet Approval Application includes the number, type, size, and disclosure of past behavior issues for the pet. Paradise Point reserves the right to reject any pet approval application without explanation.

BOATS

Boats are allowed and the private dock is available for mooring. We do require that you indicate on your rental agreement that you will be bringing a boat. By indicating as such on the Rental Agreement, you also certify that you have insurance in the event of an accident.

WEATHER CONDITION POLICY

We do not offer refunds due to unfortunate weather conditions such as rain, snow, cloudy weather, severe storms, or any other event not within our control.

OUTAGES

Power outages are a part of Mountain life. We occasionally experience power outages that are beyond our control. We will be happy to report any outages, but no refunds or transfers can be made under these circumstances.

TELEPHONE

Telephone service is not available in any of the Paradise Point Facilities. Most cell phones receive a good signal in the area.

MAINTENANCE AND EMERGENCIES

Maintenance is available 7 days a week to accommodate any problems that should arise during your stay. Please call us if there is any problem that needs attention – we want your stay to be a memorable vacation.

PROVIDED AMENITIES

Standard beds will be made and sheets are provided for others, such as bunk beds, sleeper sofas, etc. Items provided by Paradise Point are listed in each facility description. Shower soaps, shampoos, and personal care items are NOT PROVIDED.

Hot tub, TV's, VCR's, DVD players, lawn furniture, dock access, recreational games, recreational equipment and other similar items are furnished as a courtesy by Paradise Point Rentals and are not guaranteed. Refunds will not be given due to absence or breakdown.

All rental facilities have access to all the outdoor amenities on a first come first serve basis. Please be aware that there may be multiple events going on at the same time so please treat others with kindness and consideration.

FIREPLACES AND GRILLS

The common area fire pit and waterfront is available to all guests using the property. Firewood is available for purchase. Please indicate on rental form if you would like firewood to be made available during your stay so that it can be prepared. The firewood charge will be \$8 per day. Burning garbage in the fire pit is not allowed. Please do not gather firewood from the property or cut any from the resident trees.

Grilling is only permitted at a minimum distance of 25 feet from the house or cabin. No grilling is allowed on decks, porches, wooden walkways, or under carports. Please leave grill clean after use.

LOST AND FOUND

Please check your rental facilities thoroughly before leaving. Any items left will be kept at our office for a period of two weeks. If not claimed, they will be donated to a charitable organization.

ERRORS AND OMISSIONS

Every effort has been made to insure the accuracy of information pertaining to vacation resort rentals; however, it is not guaranteed. It is subject to errors, omissions, price changes, changes in rental contents and/or features, or withdrawal without notice. Please bring any discrepancies to our attention immediately.