

Brigadoon Terms and Conditions

- Some rentals may have age restrictions due to liability. We ask that you supply us with the ages of the children that will be joining you as we do charge for everyone over the age of 2 years old. Children under the age of two stay free.
- There may be a Notice of Hazardous Conditions at selected homes.

Guests must agree to these Terms and Conditions with Brigadoon Vacation Rentals as a condition for rental. This document will be sent in a DocuSign format to the guest email before arrival for approval. A valid government issued photo ID is required:

NO 3RD PARTY BOOKINGS: "I WILL BE THE PRIMARY GUEST AT THIS HOME"

ARRIVAL:

- **CHECK IN IS 4 PM**
- Driving directions are emailed the day before your arrival.
- Your dishwasher may be full of clean dishes.

DEPARTURE:

- **CHECK OUT IS 11 AM**
- We ask that you respectfully leave the home as you found it.
- Clean your dishes / start up the dishwasher
- Wipe spills.
- Please start a load of towels in the washer or if your rental does not have a washing machine, place the towels in the tub.
- Return any moved furniture to its original location
- Turn the heater(s) to 55 degrees
- Take trash to the outside can
- Check that the grill's propane valve is OFF if used.
- **Lock windows and doors**
- Call or message our office by 11 A.M. to let us know you have left
- Return keys to the lockbox.

Internet note: Internet connection may be weak at times in rural areas. Refunds will **NOT** be issued for lack of internet.

PET POLICY:

- **If no pets:** Unauthorized pets will incur an \$250.00 additional cleaning fee and you are subject to immediate eviction.
- **If pets OK:**
 1. Disclose your pets, subject to review and approval. There will be pet fees.
 2. Clean up after your pet. If pet droppings are found on the property there will be an extra charge of \$35USD per pile that will be deducted from the credit card on file.
 3. Keep your dog on a leash when outside.
 4. Pets are not permitted to sit or lie on furniture.
 5. Dogs may not be left unattended. This includes yards and garages.
 6. Continuous barking or other loud noise disturbances are not permitted.
 7. If there is any property damage, or excessive cleaning required, you agree to pay charges with your credit card at full cost.
 8. You agree to community laws regarding leash laws, sanitation, and noise.
 9. We assume no responsibility for your pet. Fencing is not guaranteed.
- **If service or ESA animal:** Please disclose that you are bringing the animal. If it's a service animal please provide a description and tell us what they are trained to do. We observe ADA guidelines on animals.

NO EVENTS/NO PARTIES POLICY:

Additional guests, beyond what was agreed on, is not permitted.

PRIVACY AND NOISE POLLUTION: It is essential that you respect the privacy of the neighbors - no trespassing, no loud noises. We are not responsible for noises that come from the environment such as road noise, wild or domesticated animals/pets etc.

NON SMOKING: All of our Homes are **NON-SMOKING** facilities. This means that smoking of any tobacco products, including marijuana, e-cigarettes and vaping products, **is not allowed in the house or on the property**. Renters who do not comply with this policy may be asked to leave without a refund and may be assessed with a **\$300.00 smoke removal fee**, charged to Renter's credit card. You agree to keep the property in a clean and sanitary condition. The property must be maintained free from odor. If the property requires extra cleaning due to odor, you agree to cover the costs incurred.

DAMAGES: You are responsible for any damages or theft during your stay. Damages will be assessed at labor and replacement costs, and you agree to reimburse us immediately. You agree to take reasonable measures to prevent and protect the property from damage. Reported accidental damage is covered up to \$1500.

SEPTIC SYSTEMS: Some locations are on a septic system. Please only use septic-approved toilet paper. Please do NOT dispose of anything else.

HOLD HARMLESS: Neither Brigadoon Vacation Rentals nor the homeowner assumes liability for loss, damage or injury to persons or their personal property. We do not assume liability for inconvenience from temporary defects or stoppage in supply of water, gas, electricity, TV, Internet reception or plumbing. However, we will do all that is humanly possible to remedy any issue as quickly as possible.

ACCESS: Brigadoon Vacation Rentals staff or repair persons shall have the right to enter the rental property for inspection, repairs, servicing, cleaning and laundering. Access shall be limited to reasonable times, except in case of emergency.

KEYS: All keys must be returned either to the home's lockbox or at the Brigadoon office in Sequim. Missing keys will result in a \$25 key replacement, charged to the renter's credit card.

FIRES: Your home may be equipped with a fire pit. If the property is equipped with a fire pit, you can burn a small fire with seasoned wood, subject to any county-wide BURN BAN, usually between July 1st and October 1st.

NO FIREWORKS.

HOUSE OUT OF SERVICE: If a rental becomes unavailable, and we cannot find a replacement; we will provide you with a full refund. You agree to release us from any liability, and all costs and claims incurred due to the vacation rental unavailability.

CANCELLATION:

- All Cancellations must be in writing.
- For Airbnb and direct bookings, reservations canceled 6 or more days before your arrival date, will receive a full refund.
- For Airbnb and direct bookings, reservations canceled within 5 days of your arrival date, will **NOT** receive a refund.
- For VRBO and booking.com, reservations canceled 15 or more days before your arrival date, will receive a full refund.
- For VRBO, reservations canceled within 7-14 days of your arrival date, will receive a 50% refund.
- For VRBO, reservations canceled less than 7 day before arrival will NOT be refunded.
- For booking.com, reservations canceled within 14 days of arrival will NOT be refunded.

TRAVEL INSURANCE: We strongly encourage you to purchase Travel Insurance for any unforeseen events that may affect your travel plans. Travel Insurance can be reviewed and purchased now, you may go to <https://sequimvacation.rentalguardian.com/> to review and purchase, but it is not a requirement for booking.

RENTAL AGREEMENT:

- If rules are not followed, we reserve the right to ask you to leave at once and all of your rental fees could be forfeited. Defrauding innkeeper charges may also be considered.

Thank you for your time in reviewing this information; In case these terms are not agreeable to you, we reserve the right to cancel the reservation.

I read, understand and agree to these terms and conditions.

Signature:_____