

Stitch Sisters Quilt House Application and Agreement

This Stitch Sisters Quilt House Application and Agreement (this "Agreement") is made this ____ day of _____, 20____, by Stitch Sisters Quilt Retreat, LLC ("Owner") and the persons who are listed below as staying at Quilt House as either the "Retreat Coordinator" or as an additional "Guest", (collectively, the Retreat Coordinator and additional Guests are referred to as the "Guests") regarding the Guests' use of the house know as the Stitch Sisters Quilt House, consisting of (4) Bedrooms, (3.5) baths, a kitchen, a sewing/craft room, a cutting/ironing room, family room and lounging loft, all located at 26515 11th Avenue East, Spanaway, WA 98371 (the "Stitch Sisters Quilt House").

Application:

Retreat Coordinator: _____
Address _____
City/State _____ Zip _____
Phone # _____
Email _____
Drivers License # _____ State _____

The Retreat Coordinator shall provide the names and addresses of all additional Guests who will be staying at Stitch Sisters Quilt House during the scheduled retreat. Attached hereto as Exhibit A is a list of all the additional Guests. All Guests are jointly and severally responsible for the terms and conditions of this Agreement, but Owner shall look to the Retreat Coordinator as the primary contact with responsibility for collection of payment of amounts due from all Guests for the specific retreat in questions, and for payment of damages or other amounts due under the terms of this Agreement.

Agreement:

1. **Revocable License:** Owner hereby grants to Guests the right to enter upon, possess and use the House and the related grounds for the period defined in Section 2, "Term", below. Any stays beyond Guests' reservation dates must be approved by the Owner in writing. If Owner approves an additional stay, Lodging Fees will be charged at the daily per person rate depending on group size. Housekeepers will start cleaning at 4 PM on your designated check-out day, so on-time departure is critically important. Please be considerate.

2. **Term:** The term of this Agreement shall commence at 9 AM on _____ and shall terminate at 4:00 PM on _____ unless sooner terminated or further extended per the terms herein.

3. **Payments:** Guests agree to pay the following sums of money to Owner in consideration of this Agreement:

*Lodging Fees (.02%) \$ _____ per night, for ____ nights and _____ days

Times Number of Guests _____

Times Number of Nights _____

Subtotal \$ _____

PLUS:

*Sales Tax (7.9%): \$ _____

*Lodging Tax (.02%) \$ _____

*Cleaning Fee \$ _____

Total Charges: \$ _____

* Reservation Deposit (50% + Sales Tax + Lodging Tax): \$ _____ Due on or before _____ \$100.00 per person *Refundable Security Deposit:

\$ _____ Due on or before _____

Balance Due: \$ _____

Due on or before _____

4. **Reservations:** Please return this signed Agreement with your reservation deposit, equal to one-half of the total amount due plus applicable sales tax (7.90%). We will courtesy hold your reservation for a maximum of 7 days, pending receipt of your deposit. The remaining balance of your Lodging Fees (.02%), and Security Deposit will be due thirty (30) days prior to your arrival. Payment of your Lodging Fees and Security Deposit may be made by personal check if received at least 30 days prior to the beginning of your term by Visa or MasterCard. **Reservations made less than 30 days before your arrival date require credit card, money order or cashier's check payment in full at time of reservation.**

5. **Security Deposit:** All reservations, regardless of length of stay, require a Security Deposit. This Deposit is fully refundable, within fourteen (14) days following the end of your term *provided* that the House is left undamaged, all inventory intact, and all financial obligations met. Guest is asked to leave dishes clean, bedding should be left in place on the beds, and trash and recycling must be taken outside to the garbage/recycling receptacles. A portion of this security deposit will be used for cleaning and/or trash removal if the House is left excessively dirty or littered, in our sole judgment. Security deposits can be paid by personal check up to 30 days prior to occupancy. **Only money order, cashier's check payment or credit card payment will be accepted if your security deposit is paid less than 30 days prior to occupancy.** A separate, non-refundable cleaning fee of one hundred twenty-five dollars (\$125) will be included for any stay of fewer than five (5) nights.

6. **Cancellation Policy:** If you need to cancel a confirmed reservation for any reason, no refund of previously paid reservation deposits/prepaid fees will be allowed, unless the Owner can rebook the House for the same reservation period and price. If Owner is so notified of a cancellation, we will make every effort to rebook the House, and will refund your prepaid amounts, based upon any alternative revenue received, less a 10% service fee and reimbursement for the processing fees. Any such refunds will only be made once we actually receive the replacement reservation deposits and/or prepaid rents for your reserved booking period. Security deposits are fully refundable.

7. **Inventory:** The furnishings provided with the House are inventoried upon your arrival and departure. Kitchenware is supplied and there is a beginning supply of paper goods and soap (laundry & kitchen). If upon check-in, you see something freshly damaged, please call immediately to relay the problem to the Owner. Upon vacating, any missing or damaged inventory will be charged against your security deposit. Floors should be broom swept and rolling magnets should be used on all carpeted areas. Also, furniture needs to be left where found at the beginning of occupancy. Towels and linens are provided for your convenience. Guests should provide their own surge protectors to protect electronic devices from power surges that may occur. Owner shall not be responsible for damage to electronic equipment for power surges or other causes outside of Owner's control.

8. **House Regulations:** The Stitch Sisters Quilt House has a maximum occupancy of 15 adults. Minors are not allowed at Stitch Sisters Quilt House. Any additional occupants must be approved by the Owner prior to your arrival. Please be respectful of property lines and boundaries between the House and its neighbors, and observe "quiet hours" between 9 P.M. & 7 A.M., each day of your visit. Additional Information and regulations are provided in the document attached hereto as Exhibit B, titled "Basic Information and House Rules", with such terms and conditions incorporated herein by reference.

9. **Parking:** No more than two (2) Guest vehicles should be in the Stitch Sisters Quilt House driveway at any time so as to keep open a fire lane to the property. All additional vehicles should be parked in the designated overflow parking area.

10. **Other:** The Quilt House is **non-smoking** and pets are not allowed anywhere in the House or grounds, unless otherwise agreed by Owner. (We do not guarantee that the House is "allergy-free" as Owners do have pets). **Bringing a pet will result in the forfeiture of your entire security deposit**, plus additional charges for any damage or cleaning necessary as a result of the pet.

11. **Photography and Comments Waiver.** Photography of persons and things engaged in activities occurring at Stitch Sisters Quilt House may occur during Guests' occupancy, and Guests hereby release to Owner the rights to reasonably use such

images in connection with promotional and informational purposes related to the operation of Stitch Sisters Quilt House. Owner may also use written or verbal comments received from Guests in their promotional and informational materials, including comments received via email, in person, written notes, or on the Stitch Sisters Quilt House website.

12. **Miscellaneous Provisions:** The following provisions are made a part hereof:

- a) **Binding Effect:** This Agreement shall bind and inure to the benefit of Owner and Guest(s) and their successors, assigns, heirs and personal representatives.
- b) **Entire Agreement:** This Agreement constitutes the entire agreement of the parties.
- c) **Heading and Terms:** The section headings herein are used for convenience and reference only.
- d) **Partial Invalidity:** If any term of this Agreement is rendered invalid or unenforceable, the other terms and conditions of this Agreement shall remain valid and shall be enforced to the fullest extent of the Law.
- e) **Attorneys Fees:** In the event any action, suit or proceeding is instituted to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs incurred. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.
- f) **Reservation of Right of Entry:** Owner reserves the right to enter the House upon reasonable notice to conduct an inspection, investigate reports or make repairs.
- g) **Guest Insurance:** Owner shall not be responsible for any theft or damage by fire or other cause to Guest's personal property and Guests are responsible to maintain insurance on their personal property.

h) Assignment: This Agreement may be assigned by Owner without notice or consent of Guest. In no event shall Guest be allowed to assign its rights and obligations hereunder.

Disclaimer

All reservations are accepted subject to Stitch Sisters Quilt House availability. Occasionally unforeseeable events occur which may invalidate your reservation. Events may include, but are not limited to, damage, which makes the House unsuitable for occupancy. Regardless of the reason that the House may become unavailable for your use, our liability is limited to the return of your deposit(s) and any payments made. If such a circumstance occurs, we will make every effort to help place you in alternative accommodations. Your vacation and satisfaction are important to us.

The undersigned parties understand and represent that they have read this Agreement, will comply with its terms, and are executing this legal document on behalf of all parties named herein as Guests.

Owner: Stitch Sisters Quilt Retreat, LLC

Signature : _____ Date: _____

Name: _____

Retreat Coordinator, individually and on behalf of all current retreat Guests:

Signature : _____ Date: _____

Name: _____

The following is only if you desire to use your credit card for any portion of the balance due on the Stitch Sisters Quilt House.

I hereby authorize Stitch Sisters Quilt Retreat, LLC to charge my: (check one):

MasterCard ___ Visa ___ for my lodging & any applicable tax on the Quilt House.

Credit Card Number _____

Expiration Date _____ Security Code: _____

Name as it Appears on the Card _____

Authorized Signature _____

Exhibit A Guest Registration List

Retreat Scheduled _____ to _____:

Retreat Coordinator: _____

Guest Name: Address:	Email Address:	Mailing
1. _____	_____	_____ _____
2. _____	_____	_____ _____
3. _____	_____	_____ _____
4. _____	_____	_____ _____
5. _____	_____	_____ _____
6. _____	_____	_____ _____
7. _____	_____	_____ _____
8. _____	_____	_____ _____
9. _____	_____	_____ _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

Exhibit B
BASIC INFORMATION and HOUSE RULES

Emergency Contacts: If you have any maintenance issues that need immediate attention, please call us (anytime)!

Lori cell

Shannon cell

available upon check in

Rick cell

Henry cell

Police, Fire or Medical Emergencies: Call 911 immediately. Let the dispatcher know who you are, that you are calling from a private residence located at 26515-11th Avenue East, Spanaway, WA 98387. Inform responders there is a security gate at the entrance to 11th Ave. S. We request that you limit the vehicles in the driveway to two at all times so emergency responders can have a clear path to the front of the quilt house. Please park additional vehicles in the overflow parking area.

For the Courtesy of Others: Please let us know if something breaks or does not work in the Quilt House. We want to make sure everything works properly for your group and the next group of retreaters.

Keys and Gate Code: Upon check in two to four keys (dependent upon the size of your group) and the gate code will be provided. If you leave the Quilt House during your stay, please make sure you lock the residence. The Retreat Coordinator is responsible for making sure both keys are left on the kitchen island counter before your group check out.

Guests/Visitors: The quilt house is for paying guests only. Please do not invite additional guests/visitors, for day visits or overnight, beyond the individuals listed in your group and agreed to in the contract.

Thermostat/Heating/Air Conditioning: Winter setting: 68 day and 66 night. The rooms heat up considerably from people, irons, sewing machines and cooking. That is why the thermostat is set at 68 and you will find the actual temperature is much warmer. Summer setting: 74. Please feel free to open the windows and doors, with the exception of the skylights in the loft area, if your group chooses to regulate the temperature through doors and windows. But please, please please . . . do not open doors and windows if the AC or heat is running!

Trash and Recycling: We appreciate your help with recycling and please remember that the Pierce County recycling procedures may be very different from what you have at home. Here is a quick overview of what is recyclable.

Cans (pop, beer, aluminum – like canned vegetables, etc.)

Plastic bottles (water, iced tea, milk, shampoo, etc.)

Clean paper

Clean cardboard

Absolutely no glass of any kind

Please empty and rinse any container (glass or plastic) for recycling

Can We Use What is in the Refrigerator or Kitchen

Cupboards? Absolutely! We have supplied sugar, flour, olive oil, salt, pepper, a wide variety of seasonings, powdered coffee creamer, ketchup, mustard, mayo, relish, saran wrap, foil, gallon and sandwich baggies, and paper products for your stay. You do not need to replace anything you empty. However, we do request that you leave us a note if you have used the last of something.

Spray Basting

We ask that you spray baste your projects before coming to the Quilt House. The fumes are offensive to some people and can cause discomfort. Additionally, the basting spray can cause damage to our furnishings and flooring. A \$400 fine will

be assessed if we have to scrub basting spray from anything belonging to the Stitch Sisters Quilt House.

Outdoor Living Area

A gas BBQ grill is provided for you, propane included. We do ask that you turn the propane off after each use in order to preserve the gas and reduce risk of harm. Please wash the grill rack in the utility room sink (supplies provided in lower cabinet) prior to your departure.

An outdoor patio table and chairs are provided for you off of the main floor. In addition, there are two other decks on the second floor for you to enjoy the view and relax.

We ask that you remember that this is a residential area and voices carry in the country. Our neighbors enjoy their quiet nights so keeping your voices down if you are visiting outdoors late at night is appreciated.

We have private walking trails for you to enjoy while staying at the Quilt House. A map is provided. While walking, please stay on the path and be respectful of the owners and their privacy. Disposable coffee cups with lids are provided on the 2nd story coffee station if you would like to greet a day of sewing with a leisurely stroll while enjoying the mountain view and fresh air.

Magazines

The quilt house has an extensive supply of magazines which is provided for your enjoyment while visiting. If you should find a “special” magazine during your stay, you may take it with you. However, we request out of the consideration of our future guests, that you limit your “special” magazine to one per retreat.

BEFORE YOU LEAVE

Please make sure you have locked all the doors in the house. There are a total of 6 doors that we need you to ensure they are locked up.

You do not need to strip the beds. It is actually preferable (and faster for us) if you do not remake your bed before you leave.

Please check under the beds, in the closets and bathrooms for anything you might have left. Collect personal items left in the showers. Make sure you retrieve any dishes/pans/containers or appliances you brought.

Please put dishes in the dishwasher or hand wash any dishes used after the dishwasher was last started.

Please don't leave any leftovers in the refrigerator; either take them with you or throw them away.

Please run the rolling magnets located in the closet by the front door on all carpeted areas of the house. Please sweep the kitchen floor with the broom and dustpan located in the kitchen. We will do the vacuuming but the "big" stuff needs to be swept first and all pins and needles collected first.

Please collect the garbage and take it to the dumpster at the end of the driveway. Collect the recycling and take it to the grey bin at the end of the driveway.

Please make sure all the Stitch Sisters Quilt House keys are on the kitchen table.

Our cleaning staff is often here as soon as the Stitch Sisters Quilt House closes to get the retreat center cleaned and ready for the next retreaters. Our checkout time requires that your group is packed up and out by 4 pm on your departure date.

Return the furniture to its original location (if you moved the tables, etc. please make sure you put them back where you found them).

WHAT'S PROVIDED IN THE STITCH SISTERS QUILT HOUSE KITCHEN

16 coffee mugs
12 wine glasses
10 tall drinking glasses
10 short drinking glasses
16 porcelain bowls
16 porcelain salad plates
16 porcelain dinner plates
16 Oneida butter knives
16 Oneida large spoons
16 Oneida small spoons
16 Oneida large forks
16 Oneida small forks
1 butter knife
1 sugar spoon
Cuisinart Blender
Kitchen Aid Hand mixer
Cuisinart Toaster
Cuisinart Food processor
Hand chopper
Hand grater
2 Cuisinart 14 cup coffee makers
2 Thermos 14 cup pump pots
little dipper crockpot
7 quart electronic crockpot
13 x 9 Wilton metal cake pan with cover
Wilton muffin tin
1 Pyrex 2 quart casserole dish with cover
2 Pyrex 2 quart casserole dish (no covers)
2 Pyrex 3 quart casserole dish (no covers)
2 Rabbit silicone wine stoppers

Papa Murphy's pizza cutter
OXO basting brush
wine opener
OXO Good Grip can opener
OXO can and bottle opener
Cuisinart potato peeler
Cuisinart ice cream scoop
1 OXO metal colander
1 metal colander (brand unknown)
Calphalon metal serving tray
Calphalon metal wine cooler
Cuisinart plastic measuring cups & spoons
Lemon & Lime juicer
OXO thermometer
OXO timer
Large platter
Large salad bowl
Water/beverage pitcher
Pyrex glass set of bowls with lids - 3 cup, 6 cup, 10 cup, 4.5 quart
3 Rubbermaid plastic 14 cup square bowls with lids
1 Wilton cookie sheet
1 chicago cookie sheet
2 pizza pans
3 Dexas plastic cutting boards
2 glass cutting boards
1 OXO metal slotted serving spoons
1 OXO metal unslotted serving spoons
2 OXO metal tongs
1 OXO metal large serving ladle
1 OXO metal spatula
2 Oneida serving forks
2 Oneida serving spoons slotted
2 Oneida serving spoons unslotted
1 Oneida gravy ladle
2 OXO rubber spatulas
1 zester
3 metal whisks
6 Cuisinart knives with blade covers (bread, paring,

1 Martha Stewart metal steamer
1 OXO metal screen for frying
Kirkland fry pans (8 inch and 10.5 inch)
Kirkland 12 inch grill fry pan
Kirkland 5 quart fry pan with lid
3 OXO plastic spatulas (2 slotted and 1 slotted)
1 OXO plastic spaghetti spoon
1 OXO plastic serving ladle
2 OXO plastic serving spoons (1 slotted and 1 unslotted)
6 wooden spoons
2 wooden stir paddles (1 slotted and 1 unslotted)
Kirkland 8 quart pot with lid
Kirkland 4.4 quart pot with lid
Denmark 16 quart pot with 2 steamer inserts with lid
Kirkland 4 quart pot with lid
Kirkland 3 quart pot with lid
Kirkland 2 quart pot with lid
5 oven pads
1 oven mitt
2 drying mats
large garbage bags
small garbage bags
dishwashing soap
dishwasher soap
spice rack
plastic wrap
1 gallon baggies, 1 quart baggies, sandwich baggies
Foil
Olive oil
Sugar
Flour
9 dish cloths
16 dish towels
paper towel holder
paper towels
napkins
salt and pepper shakers
napkin holder
fruit bowl

salt and pepper grinder
olive oil dispenser
can of cooking spray

WHAT'S PROVIDED IN THE BEDROOMS & BATHROOMS

Sheets, pillow, blanket, and towels
Disposable make up remover wipes
Hand soap
Toilet paper
Bath mats (outside of tub and inside tub)

WHAT'S PROVIDED IN THE SEWING STUDIO AND CUTTING ROOM

8 – 8' hard surface, sturdy tables (seats 15)
15 comfortable, wheeled, adjustable, swivel chairs
electric outlets in floor and walls near each work station
small wastebaskets at each work station and ironing station
1 large, sturdy cutting table with mat
3 ironing boards with irons and pin magnets
1 pressing board
2 large design boards

WHAT YOU WILL WANT TO BRING TO YOUR RETREAT

Sewing machine
Surge protector (must bring your own we do not furnish)
Additional lighting
Personal sewing supplies
Personal toiletries

Food and beverages

Ground coffee, sweeteners and cream (we provide sugar and powdered creamer, coffee filters are not needed)

WHAT'S PROVIDED FOR OUTDOOR LIVING

BBQ grill on lower deck (propane provided)

Tables and chairs for eating and relaxing

Private walking trails (maps provided)

Plenty of fresh air

Lovely mountain view

OPEN WI-FI AVAILABLE (password provided upon check in) with excellent signal

TV (no cable or satellite (located in family room))