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Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

Mr. & Mrs. Kerry Hayes  
11515 S.E. 162<sup>nd</sup>  
Happy Valley, OR. 97086

Website: <http://www.vacationonthebeach.net> & <http://www.vrbo.com/249557>

Date:

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## Reservation Information

### Guest Name and Address

**Check-In Date:** XX/XX/2018 after 4pm PST (No early check-in please)

**Check-Out Date:** XX/XX/2018 by 11am PST (No late check-out please)

**Number of Guests:** X adults, X children

### Property Address:

1685 N. Prom  
Seaside, OR. 97138

(on Map Quest, Columbia)



## Payments

Security Deposit:	\$350.00	(PAID AT FINAL PAYMENT)
Rental Rate:	\$	
Cleaning Fee:	\$175.00	
Taxes: (11.8%) (Fees are not taxed)	\$	

### Total Rental Payment DUE:

#### 1<sup>st</sup> Payment, due

**(To reserve your stay)** \$

Balance Due: 30

Days before your rental date. \$

### Payment Methods Accepted:

#### Credit Card

**(There is a returned check charge of \$50)**

Personal Checks, Money Orders, Cashier's Checks made payable to  
(Deborah Hayes)

### Rental Rules\*

ADDRESS: 1685 N. Prom, Seaside, OR. Phone:

**OUR HOUSE IS NOT HANDICAPPED ACCESSABLE.**

**WE HAVE NO GROUND FLOOR ACCESSABILITY.**

**TO ENTER THE HOUSE, YOU MUST GO UP AT LEAST THIRTEEN (13) STEPS.**

**IN ORDER TO KEEP OUR HOUSE AS CLEAN AS POSSIBLE, WE HAVE A NO SHOE  
POLICY INSIDE THE HOUSE. WE HAVE A GARAGE FOR CONVENIENT SHOE REMOVAL.**

CHECK-IN TIME IS: 4 P.M. PST AND CHECK-OUT is 11 A.M. PST. NO Early Check-in or late  
Check-out. The fee for late checkout is \$50.00 Per Hour. (1 hour minimum) ( It is not fair or  
considerate to our next guests to make them check in late) Our cleaning staff has limited time to  
properly clean the house to the high standards that we keep.



**This is a NON SMOKING home.**

**PETS- are not permitted in our house under any conditions.**

**OUR HOUSE HAS ELECTRONIC ACCESS:** (We use a touch pad dead bolt; You will gain access with a code not a key before your arrival)

#### DAMAGE/RESERVATION DEPOSIT –

A reservation deposit of  $\frac{1}{2}$  your rental amount is required. This must be received within **five (5) days** of booking the reservation. There is a **\$350** security deposit. The deposit is NOT applied toward rent or taxed; however, it is fully refundable within **(14) days** of departure, provided the following provisions are met.

- No damage is done to our house or its contents, beyond normal wear and tear. .
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in the garbage or recycle bins, dishes are cleaned and put away and start a load of towels.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout (unless previously arranged). **The fee for late checkout is \$50.00 Per Hour. (1 Hour minimum)**
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.
- Our firewood is for use in the house only. If our wood is used outside in our fire pit or for beach fires, **you will be charged a \$50 minimum and possibly more; depending on the amount used.**

#### CANCELLATIONS –

We have a minimum cancellation charge: **One days rental amount.**

Cancellations or changes that result in a complete cancellation or a shortened stay, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.



If we are notified of a cancellation, we will do our best to re-rent our house for the time that you previously booked; if we do re-rent our house we will refund all of your money. Minus the one day rental fee.

If we are not able to re-rent our house, we do not refund any money.

#### MAXIMUM OCCUPANCY –

The maximum number of guests is limited to **ten (10) People: Example: Eight (8) adults and two (2) children. Children of any age are people. Any combination of 10 people.**

#### RATES/MINIMUM STAY –

##### WINTER RATES: 2018

This property requires a **two (2) night minimum stay from September 15 to June 1.**

**\$275 PN Weekdays**

**\$325 PN Weekends**

**\$450 PN Holidays**

**\$1,800 Weekly**

**Pay for three (3) nights and get a fourth (4) night free, (at the \$275 rate, Excludes Holidays and Spring breaks). (Not available May1 to Sept 30)**

**Longer than two (2) minimum stays may be required during certain holiday periods.**

##### SUMMER RATES:2018

This property requires a **seven (7) night (one week) stay for the months of July and August. \$3,150 Weekly.**

**(The month of June and the first 1/2 of September)\$450 PN (No free night offer)**

#### RATE CHANGES-

**Rates are subject to change without notice. The rate will not change once you have booked our house.**

#### NO DAILY HOUSEKEEPING SERVICE –

While linens and bath towels are included in our house, daily maid service is not included in the rental rate.. **We do not permit bath towels, linens or any bedding to be taken from our house for beach use.**

You will need to provide beach towels for your personal use.

#### FALSIFIED RESERVATIONS –

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.



#### WRITTEN EXCEPTIONS –

Any exceptions to the above mentioned policies must be approved in writing in advance.

#### PARKING –

Parking is limited to **Five (5)** vehicles. Vehicles are to be parked in the Garage or Driveway only. The garage will accommodate **two (2)** cars and the driveway will accommodate **three (3) cars**. Parking on the street is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owners.

#### FIREPLACES –

The fireplace is a wood stove. Please do not place excessive paper or other combustible materials in the fireplace. Please follow the instructions for the fireplace that are located on the mantel. We provide wood for use in the house (**NOT ON THE BEACH**). (Use caution, the fireplace works very well and will heat the upstairs of the house in a short period of time.)

#### WATER/SEWER –

Our house is hooked up to local water and sewer.

We filter the water into the whole house and have an additional filter on the Refrigerator Ice Maker.

#### HURRICANE/TSUNAMI OR STORM POLICY –

No refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Storm/Tsunami/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Warning," area, we will refund:
  - Any unused portion of rent from a guest currently registered; (If the authorities will not let you return to the property.)
  - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane/Tsunami Warning is lifted; and
  - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane/Tsunami Warning" period.



#### STORM POLICY/ROAD CONDITIONS –

No refunds will be given for storms. **Mountain** roads can be curvy and steep; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

#### TRAVEL INSURANCE –

Travel insurance is available. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) for details and to purchase.

Our house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

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### Rental Agreement Checklist

#### Booking Information

- Property Address
- Phone Number at Vacation Home
- # of Guests Booked
- Guests Name(s)
- Check-In Time, Date & Day of Week
- Check-Out Time, Date & Day of Week
- Rate Change Provisions

#### Payment Instructions

- Security Deposit Amount
- Total Bill
- Cleaning Fee/ Policy
- Tax Rate
- Payment Schedule Including Dates
- Balance Due Date
- Payment Methods Accepted
- Address to Mail Checks
- Returned Check Fee
- Cancellation Policy

#### Rental Rules

- No Shoe Policy



- Smoking Policy
- Pet Policy
- Rental Restrictions (Age, Noise, etc.)
- Maximum Occupancy
- Minimum Stays

### Post-Stay Information

- Housekeeping Procedure
- Check-out Policy (Keys, Cleaning, etc.)
- Penalty for Late Check-out (\$50 per hour, not prorated)
- Deposit Refund Policy (incl. deadline)

### Other

- Written Exceptions Clause (if renter wishes to alter anything outlined in rental agreement it must be cleared and approved with us)
- Parking Information
- Inclement Weather Policy
- Firewood is for inside use only. There is a minimum \$50 fee (possibly more depending on the amount used) if our firewood is used outside.
- Homeowner Contact Information
- If you use the BBQ: **(Please clean the grill and turn off the propane after each use.)**
- We have installed window locks on the upper windows: **(do not remove the window locks for your own safety). (It is your responsibility to make sure they stay in place and are not removed by members of your group)**
- Double check to make sure that all windows and doors are closed and locked.**  
We do not always have someone checking the house immediately after your departure so please lock up.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date \_\_\_\_\_