



Rental Agreement

<http://www.Brookings-Beachhouse.com>

DATE:

Owner:
 Casey Jones
 Sutter creek, Ca 95685
BrookingsOregon@sbcglobal.net # 707-772-6145
Casey.jones@sbcglobal.net

Property:
 97994 West Benham Lane
 Brookings, Oregon 97415

Tenants: VALID ID will be REQUIRED _____ Initial

Name of person responsible: _____
 Tenant Street Address _____
 Tenant City, State, Zip code _____
 Tenant contact info: **Cell** _____
 E-mail _____

Check-in Date: _____ Check in time is 3:00 p.m.

Check-out Date: _____ Check out time is 11:00 a.m.

PAYMENT METHOD	CHECK NO.	DATES

# DAYS	PEOPLE	DESCRIPTION	PRICE	LINE TOTAL
		Reservation		
		Pet Fee (Per Pet)	\$125	
*		Cleaning Fee: 6 people/6 or More	\$100/150	
**		Security Damage Deposit: 6 people/6		
**		or More	\$250/500	
			** Required item TOTAL	

***** Please make check payable to Casey Jones**

Occupancy Limits:

Total number of guests including responsible person **Adults**_____ **Children**_____. No more than six people are to be residing in the home at a time unless previously authorized by Owner (**initial**) _____. At least one adult will be an occupant of the rental during the entire reserved period. No keys will be issued to a minor (**initial**) _____. No smoking or pets are allowed in the house or in the yard unless previously authorized by Owner (**initial**) _____. **Failure to comply with pet policy will result in forfeiture of your ENTIRE security deposit.** Tenant agrees that if occupancy limits are exceeded, Owner has the right to cancel this agreement and all tenants will have to vacate the premises immediately. If the Agreement is cancelled for exceeding the occupancy limit, Tenant will forfeit all monies paid as liquidated damages.

INDEMNIFICATION: The undersigned rental guest/tenant hereby releases, agrees to indemnify and hold harmless the property owner, his agents and officers from any and all liability, claims, demands, actions and causes of action whatsoever, arising out of or related to any loss, damage, or injury, including death, that may be sustained by the undersigned or any person (including Tenant's guests), as a result of any cause arising out of the use and operation of the home. This release shall be binding upon the distributes, heirs, next of kin, executors, administrators and personal representatives of the undersigned or any person (including Tenant's guests).

Rental Fee: Fifty percent (50%) of total rental fee represents the reservation deposit and is due at Agreement signing. If reservation is made within 30 days of check-in date, the full amount is due when reservation is made. No refunds will be issued if a cancellation is made within 30 days of the check-in date.

Excessive SAND Cleaning Fee: Excessive sand removal incures a \$50 Service charge.

Security/Damage deposit: A \$250 dollar refundable Security/Damage deposit is due within 30 days of the reservation date.

The Security/Damage deposit will be fully refunded within two weeks of the end of your rental period if the premises are left undamaged, all inventory is intact and all financial obligations are met. Refund will come in the way of a check unless otherwise arranged between Owner and Tenant. Tenant is liable for all replacement and repairs that are outside what is considered normal wear and tear.

Security Camera: We have a driveway security camera located on the premises. **Do not move or tamper with** the security camera. Any tampering with camera will result in a \$75 reconnection programming fee. The camera is for guest safety and home security while the house is vacant.

Missing towels: incur a replacement fee of \$25 per towel, hand towels \$15 & face cloths \$10.

Excessive Cleaning Fee: The cost of cleaning is included in the cleaning fee unless the cleaning required is excessive as deemed by the Owner. If additional cleaning is required, it will be billed at a rate of \$50/hour for excessive cleaning. I agree to be liable fo all charges for any items removed from the house at the current rates established by the property ownerand for excessive cleaning(excessive cleaning) is defined as any required cleaning over 3 hours.

Damage: You will be notified within 14 days of your departure regarding any additional charges that will be added to the total amount due. Charges may include: Excessive cleaning fee, missing items, lost keys, and damage to the house and it's contents. The additional charges will be taken out of the Security Deposit. Any remaining balance will be returned to the tenant.

Hold Harmless: Tenant shall indemnify and hold Casey Jones (Owner) free and harmless from any and all liability, claims, loss, damage or injury to persons or their personal property, expenses including attorney fees or those arising by reason of any death, injury, or illness. Neither does Owner accept liability for any inconvenience arising from any temporary defects or stoppages of supply of water, gas, electricity or plumbing. Neither Owner or their agents shall be liable for any loss or damage to personal property of the Tenant, or invitees or guests, from theft, vandalism, fire, water, rain, acts of God, and interruptions of utilities, acts of others or other causes whatsoever.

Noise/Nuisance: Tenant has been advised that this is a neighborhood consisting mostly of permanent residence. Tenant agrees to be considerate of neighbors and not disturb them with load noise or music, or unlawful, unsafe or pollution causing behavior and will make best efforts to keep their activities quiet after 10:00 p.m. Should noise become excessive, Tennant will be evicted and forfeit the remainder of the Rental Fee and the Security Deposit.

Owner Obligations: The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen, TV and DVD player, Stereo, Radio, BBQ grill and furniture.

Cancellation Policy: Notice of Cancellation must be in writing and received more than 30 days prior to your check-in date. We will refund the sums you have paid less a \$100 cancellation fee. If your notice of cancellation is received less than 30 days prior to your check-in date, you will forfeit all sums paid, except for your security deposit.

Additional Terms and Conditions: Tenant has been advised that some of the surfaces in the house and porch and steps can be slippery when wet and injury may occur to anyone that is not careful. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of this Property. You are renting a private home, Tenant is requested to show it the same respect and care that they would their own home.

I agree with the terms and conditions provided in this agreement.

Tenant Signature

Date

Thank you!
[HTTP://WWW.BROOKINGS-BEACHHOUSE.COM](http://www.brookings-beachhouse.com)