

RENTAL RULES AND REGULATIONS

1. **CHECK-IN TIME IS AFTER 4 P.M. PST, and CHECK OUT IS 11 A.M. PST. NO EARLY CHECK-INS.**
2. **NO SMOKING** in the cabin (ash trays are located outside on the decks). Evidence of smoking in the cabin will cost an extra \$200 cleaning fee and will be charged to your credit card.
3. **NO PETS** will be permitted unless prior approval is granted. There will be a \$200 charge for *ANY* evidence of pets after check-out.
4. **CLEANING FEE: \$60.00.** Our fee covers the cost of normal cleaning of the home after you leave. Excessive cleaning needed, or removal of pet hair is extra and will be charged to your credit card.
5. **CLEANING RESPONSIBILITIES:** Upon your departure, you will be expected to
 - * Take the garbage to the outside receptacle
 - * Run the dishwasher and wash all dishes
 - * Wash and dry a load of towels.Guest(s) shall leave premises in clean, undamaged condition. The tenant is responsible for the care of the premises, appliances and furnishings and for any damage by negligent or wrongful acts caused by the tenant or tenant's guests.
6. Person renting the cabin must be 25 years of age. Occupancy limits must be respected and no teenagers are allowed to be alone in the cabin at any time!
7. Directions to the cabin and a front door key code will be e-mailed to you prior to your arrival.
8. All reservations are subject to a \$35.00 cancellation fee, or 10% of rental fees (whichever is greater) 30 days prior to scheduled arrival. No refund will be given for any reason (early departures, acts of God, nature, weather or weather-related situations, mechanical failure, ski or golf conditions, power failures or family feuds).
9. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$300 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied toward rent; however, it is authorized to your credit card and is fully refunded within (30) days of date of deposit authorization, provided the following provisions are met.
 - a. No damage is done to cabin or its contents, beyond normal wear and tear
 - b. No charges are incurred due to contraband, evidence of smoking, evidence of pets or collection of rents or services rendered during the stay
 - c. All debris, rubbish and discards are placed in refuse containers outside
 - d. Soiled dishes are placed in the dishwasher and cleaned
 - e. Cabin is left locked
 - f. All charges accrued during the stay are paid prior to departure
 - g. No linens or cabin contents are lost or damaged
 - h. Furniture has not been rearranged (\$50 Fee will be charged to your credit card if furniture has been moved.)
 - i. Septic system and plumbing has not been damaged or compromised while tenant occupies rental
 - j. All Timberline Village passes are returned to the cabin (\$25 fee for lost or missing passes, per pass. This applies to Bear Hideaway Cabin only).
10. Tenants agree to compensate the owner for any damage to the property that occurs during their stay. The Tenant acknowledges that unless the Owner is notified on the day of check-in of any damage or cleaning concerns, then thereafter, all damages or concerns to the property during the occupancy will be the Tenants responsibility and must be reported to the Owner and paid prior to departure.
11. You agree to indemnify the owner for any damage to the property that occurs during your stay. We reserve the right to inspect the property during your stay. You agree to refrain from any activity which interferes with the neighbor's peace and property and at 10 PM observe quiet hours. We are not liable for inoperable hot tubs or failures of any equipment, systems, or appliances, as major repair problems cannot be foreseen. Rearranging of furniture is not permitted. Violation of all of the above could result in the forfeiture of all monies and termination of occupancy.
12. The Tenant agrees to release and indemnify the Owner and its Agent from all liability, should anyone be injured upon the premises during the lease.
13. If personal property is left behind and it is necessary for the items to be returned, a \$25 fee, in addition to the cost of the postage and containers will be charged to your credit card.
14. We ask you to take caution and do not allow children to operate the wood and/or gas stoves or be alone in the hot tubs at any time. Remember that you are renting a private home. Please treat it with the same respect you would like shown to your own home.
15. **PAYMENT:** An advance payment equal to 50% of the rental rate is due at the time of reservation.
16. Extra garbage fee: Renter is allowed one 10 gallon kitchen bag of garbage per night. Extra bags of garbage will be charged at \$8 per bag.
17. **DRIVING CONDITIONS -** Mountain roads can be tough at any time of the year. We do not guarantee any road surface conditions. Most roads in our area are well maintained, but they are curvy and steep. While these roads are routinely maintained, they may be bumpy at times. In the late fall, winter, and early spring it is not uncommon to occasionally have hazardous road conditions. It is strongly recommended that all guests during these seasons have four-wheel drive and/or chains. Winter road conditions and maintenance are not guaranteed. We do not refund due to road conditions. You are responsible for your transportation. We cannot provide any transportation for guests nor are we responsible for any towing charges you may incur during your stay.

18. The Tenant must disclose the names and ages of their party. You can change the amount of occupants by calling before you check in. The maximum number of people that can occupy a cabin is 6 (unless other arrangements were made). Occupy means overnight sleepers and daytime visitors. This cabin is not to be used as a meeting place for parties or reunions. Violation of this agreement will be the cause for immediate eviction. RENTER CERTIFIES by signing this agreement he is a responsible adult over age 25 and will be one of the occupants. This document serves as the rental agreement under the laws of OR/WA, between Renter & Big Woods Vacation Cabins LLC. I have read, understand, and agree to the rental terms and regulations as stated above. I am solely responsible for all damages to the property during the rental period.

19. If extra people are found to have been at the house that are not listed on the agreement, you will be charged and additional \$50 per person per night. This agreement must be filled out and sent back before tenant will be allowed to enter home. No refund will be given for failure to return this completed contract.

Please send completed contract to:

Bryan Everett, 2819 SE Robin Circle, Gresham, OR, 97080
reservations@bigwoods.info
971-221-3966

Tenant Information

Name: _____
Age: _____
Address: _____
City _____ State _____ Zip code _____
Phone: _____
Email: _____

Names, address and age of all guests:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Vehicle #1 Make: _____ Model: _____ License Plate # _____ State: _____
Vehicle #2 Make: _____ Model: _____ License Plate # _____ State: _____
Vehicle #3 Make: _____ Model: _____ License Plate # _____ State: _____

By signing below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____

Credit card information:

(Can be provided over the phone, or is not necessary here if reservation was made previously online.)

Name on credit Card: _____
Credit card billing address: _____
City _____ State _____ ZipCode _____
Type of Credit Card: Master Card / Visa / Discover / American Express
Credit Card Number _____
Exp. date _____

I hereby give permission to charge my credit card for the amounts above. By signing below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____