

Columbia Gorge Vacation Rentals, LLC

Rental Agreement

At the time you book your reservation, your name, address, phone number, credit card number, with expiration date and security code are required. A 50% non-refundable reservation deposit will be charged to your credit card. The full payment is due 60 days prior to your arrival. There will be no refunds if the reservation is cancelled. Once your balance is paid in full and your signed contract is on file, you will receive the property entry instructions. Check in is 4:00 p.m.; Check out is 11:00 a.m. sharp. Late checkouts are charged \$45.00 on the half hour if the cleaning person has to wait for you to vacate the property. You will be charged an additional \$45 for cancelled or bounced checks.

On the day of your arrival, your credit card will be authorized for a \$500 security deposit. For a full refund to your credit card after your departure, please follow the rules of this agreement.

NAME OF PROPERTY: _____

DATE OF ARRIVAL & DEPARTURE: _____

NAME (PRINT): _____

ADDRESS: _____

PHONE #'S: HOME: _____ OFFICE: _____

FAX: _____ CELL: _____

E-MAIL: _____

CARD# _____ EXP DATE: _____ SECURITY # _____

VEHICLE MAKE: _____ MODEL: _____

YEAR: _____ COLOR: _____ STATE: _____ LICENSE # _____

Please print guest names. Please, print children's names & ages if under 18 years old.

1. _____ 2. _____
3. _____ 4. _____
5. _____ 6. _____
7. _____ 8. _____
9. _____ 10. _____

We have properly insured the vacation home, however our policy does not cover you or your guests' personal belongings. We highly recommend that you purchase travel insurance. Renters and guests agree to hold the owner and owner's agents harmless for any damages to self or personal property resulting from accident, injury, or loss due to weather, flood, defective construction, fire, theft, or any other reason. The owner and owner's agents reserve the right to make policy changes as deemed necessary.

Your security deposit is fully refundable if nothing is missing or damaged. We have a detailed inventory list (including photo and video inspections) of everything in the home, garage and decks. Management will do a complete inspection after each guest departure. The amount to replace any items or repair any damage will be deducted from the deposit. The cleaning fee is determined by the amount of hours needed to clean the home. If the home is left dirty and cleaning takes more than the allotted time, it will be charged at \$50 pr hr. All items left behind will be saved for you to pick up. If you need them mailed, there is a \$25 handling fee, plus the shipping costs. For any excessive charges higher than your security deposit, by signing this rental agreement, you are authorizing management to charge your credit card for the additional amount.

DAMAGES Please report all damages to Julie Waldman at the time they occur, so that the damage may be assessed in a timely manner for appropriate repair, replacement, cleaning etc. If you are unable to reach Julie, leave a message on the phone numbers below. Please also leave a note on the kitchen counter, describing the incident in full detail when you depart.

CLEANING Please leave the home in the same condition as when you arrived. To ensure that you are not charged additional cleaning fees, please follow the check out list provided for you at the property and in your confirmation email. Additional cleaning is charged at \$50.00 pr hour.

NO PETS If you have a pet on the property of a house that does not allow pets, your credit card will automatically be charged a \$500.00 fine, to have the entire house, carpets and upholstery cleaned. Your credit card will be charged for any additional damages, due to pets that exceed the \$500.00 fine. By signing below, you are agreeing to this policy. If you have permission to bring your pet; to a pet friendly property, and your pet causes damage to the property, you will be responsible for covering the full amount of repair costs.

CARPET If you accidentally make a stain on the carpet. Please blot up the excess matter with a rag (not a bath towel). Try diluting the stain with cold water and then blotting up the excess liquid with a rag. Do not use any carpet cleaning products on the carpet! Please call Julie to report the stain, so that the stain may be assessed in a timely manner. A steam cleaning appointment may have to be made during your stay. Time is of the essence with a stain and you do not want to delay, because if the stain does not come out after a professional cleaning, you will be responsible for the total cost of replacing the carpet.

NO SMOKING No smoking inside the home, garage or on the decks. Please smoke outdoors away from the property. Please use caution to prevent smoke from entering the home. Close all doors and windows while smoking outside the house. Properly dispose of cigarette butts. Place entirely extinguished butts in an outside garbage receptacle. Failure to follow this policy will result in your card being charged \$500.00 fine (to be used for laundering all linens and towels in the house and steam cleaning carpets, furniture, etc.). Clean up of cigarette butts in the yard will result in an additional cleaning fee of \$50.00. By signing below, you are agreeing to this policy.

NO LOUD NOISES AFTER 10:00 PM The City of Hood River has a 10:00 PM noise ordinance. Please, there is to be no loud music, yelling, partying etc. after 10:00 PM. If a neighbor calls in the night to ask for assistance, quieting your group, you will have to leave the property immediately, with no refund for unused days. If you do not vacate the property, the police will escort you from the property.

PARKING If you are staying in a condo, apartment or triplex, please only park in your designated parking areas. If you park in a resident's parking place, your car will be towed at your expense. If there are multiple parking issues with your party, you will be asked to leave the property with no refund for unused days.

SUBLEASE OR ASSIGNMENT PROHIBITED. This Agreement is personal to the undersigned renter and cannot be assigned to others, nor can the property be subleased by the renter to any other person.

NOT FOLLOWING THESE RULES WILL RESULT IN BEING ASKED TO LEAVE THE PROPERTY. NO REFUNDS FOR UNUSED DAYS.

In the event any suit or action is filed arising out of or relating to this agreement, the non-prevailing party shall pay the attorney's fees and costs of the prevailing party, whether related to arbitration, trial or appeal.

I authorize the representatives of the Columbia Gorge Vacation Rentals, LLC, to charge my above identified credit card for the agreed upon rental fees and security deposit authorizations. I also consent to charges to my credit card for any extra cleaning or damage to the home that may occur during my stay.

SIGNATURE: _____ Date: _____

Columbia Gorge Vacation Rentals

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