

Rental Agreement*

You have reserved the use of **The Strand at Twin Rocks, LLC**. The rental fee is calculated and subject to adjustments as hereinafter discussed. No other persons may use the premises without specific permission of the owners.

PROPERTY ADDRESS: 18650 Pacific, Rockaway Beach, Ore 97136.
House phone: 503-355-0728

CHECK-IN TIME is AFTER 4 P.M. PST AND CHECKOUT is 11 A.M. PST.
NO Early Check-in or late checkout.

An instruction list is posted at the premises. Upon entering the house, turn the heat up; examine the premises and furniture as well as furnishings and appliances to make sure that they are clean and in good working order. Please do not move furniture between rooms or remove furniture from the upper deck. If you find any discrepancy or unsatisfactory condition in the house or on the premises, contact **Teresa Jones at 503-355-0729** prior to use of the premises. Outdoor security web cameras are in use on premises.

Before leaving, please put the last of all dirty dishes in the dishwasher and start the wash cycle. Please place all used towels in the laundry room and begin the washing process so that when you leave there will be one load which has completed the washing process and is in the dryer and the next load is in the washing machine beginning the washing process. Strip all dirty linens from all beds used and place them in the laundry room. Gather all garbage from the bathrooms and the kitchen and place outside in the garbage can.

This is a family home with wonderful neighbors. Please use respect with regards to noise.

QUIET TIME - The hours of **10:00 p.m.** until **7:00 a.m.** the next day are required quiet time. Renters who violate this standard may be issued a citation and be subject to a fine pursuant Tillamook County Ordinance 69.

SMOKING - This is a **NON SMOKING** unit. Smoking is only allowed outside and smokers **MUST** use the provided cigarette waste receptacle.

PETS - Pets are not permitted in the rental unit without pre-approval of the management and an additional \$350 pet deposit and \$25.00 cleaning fee. Pets must be kept on a leash, not left unattended or allowed on the second floor of premises, including the upper deck. Occupants may be asked to vacate if a pet becomes a disturbance. Bags are provided for convenient clean up.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of \$350 is required. **This must be received within five (5) days of booking the reservation.** The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit 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 garbage can, and soiled dishes are placed in the dishwasher and cleaned.

- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
- Furnishings and remotes are ALL accounted for.

PAYMENT – An advance payment equal to 50% of the rental rate is required 30 days before arrival. The advance payment will be applied toward the rent. Please make payments via personal checks payable to **The Strand at Twin Rocks, LLC**. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date. Credit Cards (Visa, MasterCard, Discover and American Express) are accepted and are subject to a 3% service charge.

CANCELLATIONS - Full deposit less \$100.00 will be returned to you for cancellations 30 days prior to reservation date. Cancellations less than 30 days forfeit deposit. Any changes of dates must also be made by the above dates. Cancellation refunds due to bad weather or hazardous road conditions will be decided by management on an individual bases. Power outages are common on the Oregon Coast and do not automatically constitute a refund. **NO REFUNDS ON EARLY DEPARTURES.**

RETURNED CHECKS- Return check fee \$25 per item

MINIMUM STAY – This property requires a two (2) night minimum stay. Longer minimum stays may be required during peak periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

MAXIMUM OCCUPANCY – (17) (two years old or less shall not be counted).

MAXIMUM NUMBER OF VEHICLES – (6) No parking permitted on the street. Passenger cars and trucks only –trailers count as a vehicle.

NO DAILY HOUSEKEEPING SERVICE - Linens and bath towels are included with the unit; daily maid service is not. We suggest you bring beach towels. We do not permit towels or linens to be taken from the unit. The cleaning fee is \$150.00.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – We Rent to adults 21 years of age and older. No minor may enter into a rental agreement. Minors must be accompanied by an adult. Violators will be asked to leave without refund. 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 six (6) vehicles. Vehicles are to be parked in the driveway only. Boats must be pre-approved. RV's, Trailers and Tents are not allowed unless pre-approved by management. Please do not use a neighbor's driveway as a turnaround for boats and cars. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

FIREPLACES – The unit’s fireplace has a pellet stove insert. Please do not throw any paper or other combustible materials in the fireplace insert. Operation of the pellet insert is to be by **remote control only**. Instructions can be found in the welcome book.

WATER AND SEWER – This house is on county water and sewer systems. The sewer system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the sewer system, you could be charged damages of up to two hundred dollars (\$200).

GARBAGE is limited to the number of cans provided. Cans are placed in an approved area for pick up. We rely on the local garbage service for pick up and the house has a specific pick up date. Garbage cans may be full on arrival – until the next pick up date. Pick up date is noted at the home

DAMAGES to the premises during a tenants stay will be repaired at a cost to the registered guest. If excessive cleaning is necessary it will be considered damage. Owners may charge amounts reasonably necessary to remedy defaults in payments of rent, to repair damages or to do extra cleaning due to above-normal use caused by guests or others while under guest’s control. This agreement is made subject to the laws of the State of Oregon and is entered into Tillamook County, Oregon.

This unit is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. 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.

Please read everything thoroughly. Your signature is required on the RENTAL AGREEMENT form and is to be returned to the owners.

By signing this document, I acknowledge receipt of the Rental Agreement and I assume responsibility for all items contained in the enclosed Guest Registration & Agreement forms and all terms herein.

Signature _____ Date: _____

Name (print): _____

Number of Guest: _____

Adults: _____ Children (aged 2-17) : _____

Please remit to:
The Strand at Twin Rocks, LLC
P.O. Box 444
Enumclaw, WA 98022
or scan and email to:
thestrandattwinrocks@gmail.com