

Reservation Agreement
#11 Rogue Lane

CANCELLATION POLICY:

For all cancellations prior to 45 days before check-in, will receive 100% refund of the amount that has been paid. All cancellations made within 45 days of arrival date require full forfeiture of all rents & deposits paid. We reserve the right to cancel any reservation due to circumstances beyond our control. There are no refunds due to natural or man-made disaster, electrical blackout, loss of telephone service or any event beyond our control.

CHECK IN: The check in information will be emailed to you about a week prior to your arrival.

RATES: Rates, promotional specials, and nightly minimums vary and are subject to change without notice. Other restrictions may apply. Cleaning fees are not refundable and are in addition to the nightly rate.

RENTAL DEPOSITS: Entire balance is due 30 days prior to arrival. A rental deposit is due a maximum of three days after making reservation. Sorry, we do not hold reservations without a deposit. Balance of rent is due 30 days prior to arrival and is not refundable if dates are shortened. See Cancellation Policy above for additional cancellation restriction.

INITIAL DEPOSIT: 20%

SECURITY DEPOSITS: A minimum security deposit of \$400.00 is due before arrival or purchase Damage Protection through our website. Security deposits will be returned within approximately 7 days barring any damage to home or breach of the rental agreement.

HOT TUB: The hot tub is not a bath tub. Please rinse off in the shower before entering the hot tub.

SHARC PASSES: There are 8 SHARC/Recreation passes for this home: Any missing pass results in a \$75 fee. If you accidentally take a pass home and there are guests due in that day, you will be liable for the amount, for those guests to acquire a pass.

PETS: Are allowed with deposit. Not reporting having a pet will cause forfeiture of security deposit. You must clean up after your pet, or incur a \$10 fee. There are shovels in the garage so you can bury the droppings.

DAMAGES & CLEANING: Damage to the rental home or left in an unreasonable condition or excessively dirty are the financial responsibility of the registered guest. There could be additional cleaning charge applied if the check out items are not completed. Please remember, this is not a hotel room, it is our home also. Our housekeeper is the one determining any extra cleaning charge so please follow the check out list.

BICYCLE LAWS & IN-LINE SKATING: Oregon law requires persons 16 years of age and under to wear a helmet if being transported on or attached to any bicycle. Each bike is serviced regularly, however, we do not guarantee the condition of bicycles. In-line skating is prohibited in Sunriver

PARKING: All vehicles must be parked in the driveway/garage. No on street parking. R.V.'s require arrangements.

LOST KEYS: A \$25.00 lost key fee is charged for each key (front door backup key) not returned. If the key is not in the lock box or hanging on the hook, there will be a charge. Re-keying due to lost keys is the responsibility of the registered guest.

REPAIRS, EQUIPMENT, AMENITIES: Homes are furnished with towels, linens and fully equipped kitchens. A small supply of certain cleaning items and toiletries are provided. Refills of supplies are not provided. Repairs to malfunctioning equipment will be performed as soon as possible. Equipment function cannot be guaranteed 100% of the time.

CHECK-IN-TIME: Generally check-in-time is 4:00 p.m.; however, during major holidays, busy weekends, and June 15th through Labor Day you check in may be delayed approximately thirty minutes. Please plan your trip accordingly.

CHECK-OUT-TIME: Check out time is 11:00 AM Sharp! If the housekeeper arrives and it is past 11:00 and you have not checked out, you will be charged \$50. She will not stop if she see's people in the home. She will just go on to her next appointment. This is the agreement we have made with our housekeeper to keep our fee as low as we can. She can be on a very tight schedule and every minute can complicate her schedule. Please make every effort to make this departure time unless other arrangements have been made with us before your arrival.

REGISTERED GUESTS, must be 30 years of age or older. Subletting of the home is prohibited. Any illegal activities will result in full forfeiture of rental deposit, rents and removal from the home.

SMOKING: This home is smoke free: Smoking inside the home or garage will forfeit entire security deposit. If you smoke outside you must dispose of any cigarette butts.