



Vacation Home Rental Agreement

This short term Rental Agreement is made between Sun and Sage Property Services on behalf of the property owner and _____ (guest) as of the date set forth on the signature page of this agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

SECURITY/DAMAGE DEPOSIT

A security deposit of \$500 is required to hold your reservation. We must receive payment for the deposit within seven (7) days of initial booking. Once it is received your dates are officially reserved.

Upon your arrival, the \$500 security deposit converts to a damage deposit. If the following provisions are met, your deposit will be mailed to you within ten (10) days of your departure.

- * No damage is done to the home or its contents
- * No linens or household items are missing
- * No early check in or late check out
- * House has no been smoked in

PAYMENT

We accept check, money order and major credit cards
Payment in full must be received 30 days before your arrival.

CANCELLATIONS

If you cancel more than 60 days before you check in, your deposit will be returned.
If you cancel less than 60 days before you check in you forfeit your deposit.
If you cancel and have paid for your stay we will refund your payment for lodging.
The first day of the rental there will be no refund for any reason.
No credit will be given for shortened stays for any reason.
No cancellation due to weather.

RENTAL AGREEMENT

Upon receiving your security deposit and a signed and dated rental agreement a confirmation will be email to you.

Approximately one week before your stay we will send you a welcome package via email that includes travel directions and a lockbox code to access the home along with information on sports facilities passes.

HOUSEKEEPING

When you arrive the home will be clean and set up with linens and the following:

- *Bath towels, hand towels, wash cloths, paper towels and napkins
- *Dishwasher soap, hand soap, toilet paper, and laundry soap

No pets are allowed. Guests who bring a pet or pets without approval forfeit their damage deposit and may be evicted from the home.

This is a non-smoking home. You are permitted to smoke outdoors. Butts are to be disposed of properly and not left anywhere on the property. If additional cleaning is required to remove odors from the house or linens costs will be subtracted from your deposit.

Check in time is no earlier than 5pm. There is only a short window of time to clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early. The facilities passes are available all day and you may use the sports facilities until your check in time.

Check out is no later than 11am on the day you are scheduled to leave. We must be able to enter the home at 11am. If you do not vacate the premises on time you will be charged for one additional nights stay.

Check out procedures: Prior to check out all dishes should be washed and put away, beds should be stripped and sheets and towels should be placed in the laundry room and garbage taken outside. Before leaving, set the thermostat to 52 degrees in the winter months and 88 degrees in the summer months. Make sure all doors and windows are shut and locked.

We will not be liable or responsible for personal items left behind, lost or stolen. If you leave an item after checkout and wish to have it returned, call us as soon as possible and we will arrange for shipment. We will inform you of the shipping cost and with your approval, will deduct the expense from your deposit.

ADDITIONAL TERMS

You must be 21 years of age to rent this home and provide proof of age if requested.

The home must not be occupied by more guests than stated on page 1. Renters who exceed the occupancy limit without prior written approval or falsify occupancy information at the time of reservation are subject to eviction.

House parties are strictly prohibited and grounds for immediate eviction. Illegal substances are strictly prohibited and grounds for immediate eviction. There is an abundance of wildlife in the area, guests are to respect nature and take care to guard themselves and their guests as appropriate.

If a personal check is returned for insufficient funds, you will be charged the amount levied by the bank for NSF charges.

Any exceptions to the rules and regulations as written here must be approved in writing in advance of your stay. Rates terms and conditions are subject to change without notice.

FORCE MAJEURE

There may be circumstances beyond our control and contemplation in which the property might not be available for booking; such as destruction or severe damage to the property. In the event of such circumstance we will do our best to make alternative arrangements for you where possible. If we cannot, or if the arrangements are not acceptable to you then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances and we will not be responsible for any other costs connected with any cancellation.

Hot Tub (if applicable)

Each hot tub is serviced and professional maintained according to county health code requirements. Guests must abide by the rules posted in the property and agree to hold harmless the owners and/or managers from any injury resulting from the use of the hot tub. Use of the hot tub is at guests own risk.

Fire Safety

No candles or open fires inside or outside of the property are allowed, except in an approved woodstove, fireplace or outdoor fire pit. Fire officials may ban fire from time to time. Children must be supervised at all times.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OF EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER MY DEPARTURE.

PROPERTY ADDRESS:

Signature:

Print Name:

Address:

Email:

Arrival Date:

Departure Date:

Please enclose your deposit of \$500 and return this page of the agreement. Full rental payment and cleaning fee is due no later than 30 days before your arrival.

We will confirm receipt via email and sincerely hope you enjoy your stay.

Sun & Sage Property Services LLC

915 SW Rimrock Way s. 201-142

Redmond, OR 97756

sunandsagepropertyservices@gmail.com

541-350-2481 Terri Dusek 503-312-6762 Mary Fiocchi