

NW Beach Vacation Rentals

PO Box 194 Netarts OR 97143
www.4u2unwind.com

Please read carefully all the policies in this agreement. You will need to sign below that you understand and agree to its conditions before the reservation can be completed.

GENERAL INFORMATION:

- All homes have a two-night minimum except holidays and peak season, which may require 3, 4 or 7 -night minimum. Current rental rates are listed on our home website: www.4u2unwind.com .
- All homes are fully furnished and include linens, towels, basic cookware, dishes, glassware and silverware. Some homes provide spices, and will be noted on individual web pages.
- A Starter Supply of toilet paper, hand, dish and dishwasher soap are provided. Homes that have a fireplace will provide 1 wax log for your convenience. Other supplies can be purchased in Tillamook at Safeway or Fred Myers, or at the 2 convenience grocery stores in Netarts.
- Phones for local calls are provided in most homes. Cell phones often do not work in Oceanside.
- Internet Access is provided in most homes, and will be noted on individual web pages.

1. Payments: Reservation Deposits (1st night's Rent or Half of full amount) are required to hold a reservation, and must be received within 3 business days. *Payment in full must be received NO LATER THAN 30 days prior to check-in date. Once we have received your payment in full we will provide you with the address, phone number, lockbox code, and directions to the property, with any additional instructions.

2. Security Deposits: Responsible Guest must be at least 21 years of age to book this home. A Credit Card Authorization on all reservations in lieu of a Security Deposit is required. (see below). The Authorization is valid 30 days after the ending date of your rental period. All damages incurred, including missing property, extra cleaning, excessive garbage or excessive utilities, will be charged back to the Credit Card held, plus 10% administrative handling fees. Documentation will be provided.

CREDIT CARD ACKNOWLEDGEMENT

I, _____ agree for NW Beach Vacation Rentals to hold my credit card to be charged in case of damages late payments up to \$500 for the below rental time and period. This authorization is valid for 30 days after the end of the rental period.

House Name: _____

Rental Period _____

Credit Card # _____ Exp. _____ CVV2Code _____

Address of Card Holder _____

City _____ State _____ Zip Code _____

Signature _____ Date _____

3. Check In-Check Out Policy. Check in at **4pm (FOR THE BEACH HOUSE CHECK IN IS 5 PM) - NO EARLY ARRIVALS**. Check out time is **11:00am**. Housekeeping is scheduled to arrive at the time of your departure. LATE CHECK-OUT will incur a minimum of \$25 per hour, or portion thereof.

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Check In: PLEASE NOTIFY US IMMEDIATELY, if the condition of the home is unacceptable, or starter supplies are missing. IF we are not notified immediately, damages to the home will be charged to your stay, and charged to your credit card.

Check Out: Guests should perform the following upon checkout:

- A. Turn the thermostat down to *55.
- B. Remove all food items from the refrigerator and freezer.
- C. Wash and put away all dishes, utensils and pans.
- D. Bag all garbage for kitchen and other areas and place it in the outside garbage can.
- E. Wash, thoroughly dry and fold all used towels. Remove all linens from beds used, place by washer.
- F. Close all blinds, and lock all windows and doors.
- G. Return extra keys to fridge, and entry keys to the lockbox. Please mix the numbers on the settings.

4. Cancellation/Refund Policy: A Minimum \$50 Fee will be retained for ALL CANCELLATIONS. PEAK Season Reservations (Memorial Day weekend thru Labor Day weekend) are NON REFUNDABLE. All other reservations have a 30+ days requirement for Refund minus the Cancellation Fee. Power and phone outages are common in coastal villages, especially during the stormy season, and do not constitute an emergency or basis for refund. Personal allergies or sensitivities to coastal conditions are not a basis for refund. Please be sure to mention allergies or sensitivities upon initial reservation.

5. Occupancy Limits: Rental and housekeeping fees are based upon a certain number of guests. Additional persons are charged \$10 per guest, per night. Maximum occupancy for each home is listed on each homes web page. Should the occupancy exceed the registered number arranged in reservation, a \$100 fee will be assessed, as well as eviction without refund.

6. Parking: Please be considerate when parking your vehicle(s). Do not block any fire lanes, walkways, driveways, or other homeowners areas. There is a general rule of (4 for The Beach House) two vehicles allowed per vacation rental. Exceptions must be approved during the reservation process, and will be a condition of Guest Agreement included with check-in instructions. Additional vehicles risk towing, and are grounds for eviction without refund.

7. No Smoking Policy: ALL OF OUR HOMES ARE NON-SMOKING. If you smoke outside, please pick up all cigarette butts and dispose of them in a trash can. There will be an additional charge if the housekeeping needs to pick up the grounds outside the home after you. Any violation of the non-smoking policy inside the home will incur a \$500 charge to Credit Card.

8. No Shoes Policy: Most of our homes ask that you remove your shoes at the door. If dirt is tracked onto the carpet, or if pet or other stains require Carpet Shampooing, your credit card will be charged, plus a 10% administrative handling fee. This includes upholstery cleaning.

9. NO Pets allowed unless specifically designated by the home you are renting and pre-approved by management on your Rental Agreement. The pet authorization is required as well as a \$10 per pet, per night fee. Should this policy be violated, you will be evicted and forfeit all monies paid. **4 Dogs Maximum.**

Pet Agreement: Dog(s) will be allowed during guests occupancy if the following policies are adhered to:

Dog(s) must be on flea preventative.

Dog(s) must be fully housebroken, and may not be left in home unattended.

Dog(s) must be under owners full control at all times, and on a leash when walking outside home.

Dog(s) are not allowed on carpet, beds or other furniture. Please bring a dog bed/pillow if necessary.

Guest assumes responsibility for any damage that their pet causes to the home or property.

Guest will remove dog waste in the yard caused by their pet. Dog waste cleanup is a minimum \$50 fee.

Absolutely, NO CATS!

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I will be bringing my Pet:

_____ Breed & Weight

_____ Breed & Weight

10. Compliance with the Law: All guests must comply with all City, County, State, and Federal laws and statues during their stay. Any acts in violation of the law will result in immediate termination of your stay and forfeit all monies paid.

- QUIET TIME is from 10pm – 8 am. Please be aware that voices carry in these quiet Communities.
- PARKING MAXIMUMS – 1- 4 vehicles per home, unless prior arrangements on Guest Agreement.
- COMPLAINTS BY NEIGHBORS for excessive noise, or other compliance issues requiring our attendance, will incur a \$75 service call fee charged to credit card.

We reserve the right to refuse service to anyone.

Guests shall be solely responsible for any property damage, accident injury to any person or loss sustained by any person, including loss of personal property, arising out of or in any way related to the Guests use of the premises, or the items of personal property provided by NW BEACH VACATION RENTALS and the Owner. Guests hereby agrees to hold NW BEACH VACATION RENTALS and/or Homeowner harmless from any and all claims including those of third parties, arising out of or in any way related to Guests use of premises or the items of personal property provided . In the event that the owner or NW Beach Vacation Rentals files suit to enforce this agreement, this party shall be entitled to recover their reasonable attorney's fees.

AGREEMENT WITH THE OWNERS:

IMPORTANT! PLEASE PRINT, SIGN AND RETURN THIS ENTIRE ORIGINAL DOCUMENT
Scanned, faxed, or electronic signatures will be deemed enforceable the same as original signatures.

THE UNDERSIGNED HAVE READ THE POLICIES AND PROCEDURES ABOVE AND ACCEPT AND AGREE TO THEIR TERMS, INCLUDING HOLDING THE OWNERS (AND THEIR AGENTS) HARMLESS FROM ANY LIABILITY FOR ACCIDENTS OR INJURIES SUSTAINED DURING THEIR RENTAL PERIOD.

Renter Signature Print Name Date

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All Adult Guests must Register, and provide an emergency contact for each.

Guest (print) Emergency contact (print) Phone #'s.

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Additional Guest Information may be printed on the back of this page, if necessary.

Please be certain to retain and carry a copy for your records and for reference during your stay.

Mailing Address: PO Box 194 Netarts, Oregon 97143
Physical Address: 4949 Netarts Highway W. Netarts, Oregon 97143
Office Phone: [503.842.9283](tel:503.842.9283) Fax: [503.354.2362](tel:503.354.2362)
Emergency Phone: 503-812-0282