

# SIH RENTALS AT SURF PINES

3619 SE Francis Street Portland, OR 97202

sih.rentals@comcast.net

503 706-5860

## Rental Agreement

(signing the contract indicates acceptance of the conditions of the agreement)



- **The maximum occupancy, including children, is six (6).** Exceeding the maximum occupancy requires written approval from the owner and will result in an additional charge. Please check on the contract if you need approval for additional people.
- **No loud noises** before 10:00 am or after 10:00 pm. Respect for neighbors must be observed at all times.
- **No trailers, RVs, tents or overnight occupancy of cars** is allowed on the premises without prior approval. All cars must be parked in the driveway.
- **No hunting** is allowed in Surf Pines
- Paths to the beach: Please use our private path or the numbered Surf Pine paths & do not trespass in other yards.
- I will provide your name and cell phone numbers to John Gates, Surf Pines Security, so you can be contacted in case of an emergency.
- Renters shall be solely responsible for any property damage, accident or injury to any person or loss sustained by any person, including loss of money, jewelry or other items of personal property arising out of or in any way related to renter's use of premises or items of personal property provided by the owner.
- Owners set specific rules regarding the maximum number of occupants, pets, smoking, etc. As the vacation rental owner we enforce these rules and may evict renters or their guests when the rules are broken. Large gatherings, house parties, etc. are not allowed unless approved when your booking is made. Any disturbance resulting in neighborhood complaints or police action, other illegal activities, damage to the vacation rental, or violation of this agreement or of the rules and regulations governing the vacation rental will be considered sufficient cause for immediate termination of your stay, and all monies will be forfeited. This agreement does not create a tenancy for the vacation rental; you can be removed from the vacation rental without process of law if you do not depart at the appropriate time. We cater primarily to family groups and should a group misrepresent themselves they will be required to vacate the premises immediately without refund. These rules ensure that the house is nice for your visit.
- **Dogs:** one dog may be allowed with prior consent and fee. Guests should not bring their pets into the house either. Evidence of a pet without prior arrangement may result in a damage charge to be taken out of the damage deposit. Dogs are not allowed to run free and must be on leash or under voice control at all times when in Surf Pines.
- **25 MPH or less** is strictly enforced on all roads. Please be cautious of walkers, bikers and wild life when driving.
- No smoking in the house. Smoking is allowed by the fire pit, with all butts put into the fire container.
- Cancellations of less than 30 days prior to arrival will forfeit one night's rent deposit. Summer and holiday cancellations made 30 days or less before use will be responsible for the entire payment unless we are able to rebook for that time. There is no refund for shortened stays.
- There is a \$200.00 refundable deposit for damage, missing items, excess cleaning, or excess garbage.
- No long-distance calls from the house. Please use calling cards or cell phones or reverse the charge.
- Summer check-in is 3:00. Check out is at 11:00. Staying past check-out could result in an additional charge.
- No seafood cleaning in the house. Please clean outside or if you use the basement sink, thoroughly clean the sink and surround to avoid rodent infestation.
- **CLEANING POLICY:** The cleaning charge is \$125. We ask that you leave the house as you found it – clean and ready for the next tenant. Clean all dishes and start the dishwasher; straighten the house; take the sheets off all used beds and used towels and start the laundry, completing as much as you can: put all garbage into the can in the garage. We understand occasional breakage – please just leave a note so we are aware. Also note any object or part of the house that did not function properly. We have left bath supplies and general cooking supplies for you but If you have used any of our personal food or bath supplies, please replace.
- If you have any questions, special needs or repairs are immediately needed please call Susan at 503 706-5860.