

RENTAL AGREEMENT

Collins Lake Resort
87780 E Creek Ridge, Unit 97, Building W
Government Camp OR, 97028

1. CHECK-IN TIME IS AFTER 4 P.M. PST/PDT. CHECKOUT IS 11 A.M. PST/PDT.
2. This is a **NON SMOKING** unit.
3. Pets are not permitted in rental unit.
4. We will not rent to singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE DEPOSIT**- A damage/reservation deposit of \$100 is required. The deposit is NOT applied toward rent. However, it is fully refundable within 30 days of departure, provided the following provisions are met.
 - a. No damage is done to the unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned.
 - d. All keys are left on the kitchen table or returned and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. Please strip linens off bed before departure so we know which beds were used. You are not required to do laundry.
 - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by my complex.
6. **PAYMENT** - An advance payment equal to 1st night charge is required to reserve the chalet. The advance payment will be applied toward the rent. Please make payments in the form of credit card (using eBay) or personal checks payable to Jim Tallman. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due 14 days (30 days for holidays) before your arrival date.
7. **CANCELLATIONS** - A fourteen (14) days (thirty (30) days for holidays) notice is required for cancellation. Cancellations that are made more than (14) days (thirty (30) days for holidays) prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within fourteen (14) days (thirty (30) days for holidays) of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to six (6) persons.
9. **FALSIFIED RESERVATIONS** - 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.
10. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
11. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
12. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____