

## Rockaway Getaways RENTAL AGREEMENT

If you are ready to secure your vacation rental please mail or fax the following to:

**Megan Loughney**  
**13980 SE Claremont Street**  
**Happy Valley, Oregon 97086**  
**Fax - (360) 251-2878**  
**Email: rockawaygetaways@yahoo.com**

Read agreement thoroughly and mail or fax a signed copy upon making reservation.

Provide a legible copy of your driver's license.

Mail a check for the refundable security deposit (\$250).

If payment in full is not received within (30) thirty days of reservation date the reservation will be cancelled.

Terms of Rental Agreement:

**Arrival and Departure Times:** Check-in time is 4:00 p.m. on the arrival day and check-out time is 11:00 a.m. on the departure day. Late check-outs may be charged \$25 for each half-hour after 11:00 a.m. unless other arrangements have been made with Owner prior to arrival.

**Rent:** Tenant agrees to pay the total amount due 30 days prior to the arrival date. If the arrival date is more than 30 days from the rental agreement date, a deposit of 2 nights rent is required to reserve the home and is applied to total balance due. Payment in full for 2 night rentals is due at time of reservation.

**Cancellation:** A cancellation more than 30 days from the arrival date will result in a \$75 cancellation fee. A cancellation less than 30 days but more than 15 days, from the arrival date will result in a loss of 50% of rental fee. Cancellations within 15 days of rental period will forfeit entire rental fee (security deposit checks will be shredded). All cancellations must be in writing. If deposits or rents are paid using a credit card, any refunds issued will be net of processing costs.

**Security Deposit:** A \$250 security deposit is due prior to 30 days of arrival date. This deposit is fully refundable provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Security deposit check will not be cashed unless damage is caused during your stay. The un-cashed check will be destroyed by shredder 14 days after stay if no deductions are needed. Tenant is liable for all replacements and repairs that are outside what is considered normal wear and tear. Possible charges could include tenant's default in payment, repair damages caused by Tenant, repair personal property including linens, professionally cleaning carpets or other repairs. Owner shall furnish Tenant with a written statement of the basis for, and the amount of any security deposit not returned. If damage for which Tenant is responsible exceeds the amount of the security deposit, Tenant hereby authorizes Owner to charge Tenant for such additional damage.

The Owner may retain the deposit for violation of the Terms and Conditions of the Rental Agreement. You will forfeit your security deposit if the condo is not completely locked up when you check out.

**Cleaning:** A \$70 cleaning fee will be charged for the home to be inspected, sanitized and cleaned after your departure. You are required to leave the property in the same general condition that you received it by make sure dishes are done and put away and that the home is generally picked up. Please strip beds and gather all used towels and linens and start one load of laundry before leaving.

**Pets and Smoking:** Absolutely no smoking or pets please. Any violation of this rule will result in the forfeiture of Tenant's entire deposit.

**Occupancy Tax:** The city of Rockaway charges a 7% occupancy tax on all vacation rentals. The state of Oregon charges a 1% occupancy tax on all vacation rentals. These taxes will be added to the rental charge and is due at the time of your rent payment.

**Phone:** Since cell phone usage is so prevalent, there is no land-line available at the unit. Cell phone reception is good at the condo for most major carriers, but we make no guarantees.

**What we supply:** The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels as well as a fully equipped kitchen. You may want to bring any specialty cooking utensils, coffee and personal items such as shampoo and toiletries.

**Hold Harmless:** Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply in water, gas, electricity or plumbing. Nor will Owner accept liability for any loss damage caused by weather conditions, natural disasters, or other reasons beyond its control. Amenities are to be used at your own risk.

No running or reckless play allowed on decks. Children under the age of 14 must be accompanied by an adult at all times on deck.

No smoking or FIREWORKS of any kind on the premises.

Please use common sense while visiting the beach/ocean.

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**Schedule of Fees and Information:**

Arrival Date:

Departure Date:

Due to hold reservation:

Due at least 30 days prior to arrival date:

Remaining Balance of Rent

Refundable deposit of \$250 (separate check please)

Cleaning Fee of \$70

Occupancy Tax of 8% of total rent (\$)

**Grand Total = \$**

Name:

Address:

Telephone:

Cell Phone:

Email:

# Of people:

***Acknowledgement:*** *The undersigned has read the foregoing prior to execution and acknowledges receipt of a copy. This rental agreement and any modifications, including a photocopy or fax, may be signed in one or more counterparts, each of which will be deemed an original and all of which taken together will constitute one and the same instrument. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees costs in addition to any other relief award.*

PLEASE REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT THAT YOU WOULD YOUR OWN HOME. THANK YOU!

Guest Signature

Date

Print Name

*We hope you enjoy your time at the coast! Come*

*back again.*

Unit address: 300 N Pacific, #53, Rockaway Beach, OR 97136

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