



Email: thetroutdalehouse@gmail.com **Web:** www.thetroutdalehouse.com **Contact:** Laura 503.481.9449

411 E. Historic Columbia River Highway, Troutdale OR, 97060

Prices:

\$200 per night with two night minimum stay

\$150 cleaning fee

\$300 refundable security deposit mailed back to you within a week after your stay

Vacation Property Rental Agreement

Property address: 444 SE 2nd St., Troutdale OR, 97060

Total occupancy: 9 guests

Vacationer primary contact name _____

Phone #1 _____ Phone #2 _____

Email _____

Mailing address _____

City _____ State _____ Zip _____

Date of arrival: _____ Date of departure: _____

Total nights: _____ Total number of guests: _____

Check-in: Check-in time is 3PM on the arrival date. No early check-ins without prior consent of the owners.

Check-out: Check-out time is 11AM on the departure date. Any delay in check-out without prior consent of the owners shall result in additional charges.

Down payment: A 50% down payment including the 50% of security deposit is required to hold your stay. The balance is due 30 days prior to arrival. Your security deposit is fully refundable if there is no damage to the premises, and if items or furnishings are not damaged or taken. Should the damage amount exceed the amount of the deposit, the Vacationer remains liable for the charges.

Cancellations: In the event of a cancellation, rental down payments are non-refundable. The \$300 security deposit is refundable. A full refund minus a \$50 administration fee will be given if your dates are re-booked by another party. Otherwise, we will honor your credit for a future available date.

Refunds: In the event of circumstances beyond our control that render the premises unusable (fire, natural disaster, power failure, etc.) that would cause a cancellation of your stay, your rental charges will be fully refunded.

Cleanup: Rental property shall be left in the same condition as originally found. Any undue or unreasonable cleaning as a result of the Vacationer's stay will result in a cleaning charges. Please take away all your belongings. All units are equipped for light housekeeping. The Owners are responsible for: toilet paper, hand soap, dishwasher soap, laundry soap, bed sheets and towels.

Smoking: This is a non smoking house. No smoking is allowed. There will be a \$250 minimum cleaning fee if someone smokes in the house.

Pets: No pets allowed.

Key procedure: To be determined before arrival. Owners will contact you with the key code.

Parking: Please park in driveway or down the street. No parking allowed in turnaround - the city will ticket you. The garage is off limits. The Owners might need access to the garage and might ask you to temporarily move your vehicle from driveway.

Lost or abandoned items: Please keep all your valuables with you at all times. We are not responsible for any stolen items. We will make one attempt to contact you and retrieve your abandoned items. Items left behind will be donated to charity.

Unreasonable noise: No person shall make, assist in making, permit or allow to continue any unreasonable noise between the hours of 10pm to 8am. Please help us to consistently minimize the noise levels by informing your guests of the noise ordinance before your stay. You are responsible for the behavior of your guests and for any damage during your stay. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

Use and enjoyment of the home. Vacationers will comply with all local laws, ordinances and community rules regarding the use of the premises. Vacationers will comply following rules:

- Remove all bed sheets and used towels place in the laundry room.
- If you can start a load and place dryer it will help us out a lot.
- Put dishes in the dishwasher and start a load.
- Remove any food from refrigerator and freezer.
- Turn off lights and lock the door.

Questions or emergency contacts: Laura and Martin 503.481.9449 or 503.515.5996

Total price including security deposit _____

Amount paid _____

(50% down payment plus refundable \$300 security deposit required; balance is due 30 days prior to the event date)

Remaining balance _____ Due on _____

Send payments to: Martin Burlus at 411 E Historic Columbia River Hwy, Troutdale, OR 97060

Liability for the vacation rental

1. I understand that the owners are not responsible for any bodily or property damage incidents on or near the property resulting from any act by anyone to cause any harm or omission by anyone. This exclusion applies to anyone at or near the property, whether or not under the influence of alcohol or narcotics. Initial _____
2. I understand that the owners are not responsible for any thefts before, during, or after the stay. Initial _____
3. Owner attempts to properly maintain the vacation rental. The vacationer agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owners are not responsible for any inconveniences that may occur for which they have no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such air conditioning, water heater, television, etc. No refunds will be given for occurrences beyond the owners' control. Owners shall not be held liable for any injuries that may occur to Vacationers or their guests as a result of the acts of said Vacationers and guests. Owners are not responsible for any theft or damage to vacationer's belongings during their stay at the vacation rental. Upon written or electronic endorsement, vacationers agree that they have read and understood this agreement. The vacationer accepts all terms, conditions, and restrictions without exception. Initial _____

Any changes to this contract must be in writing and signed by both parties. This contract incorporates the entire understanding of the parties. I have read the above contract and agree to the terms as stated.

Vacationer Printed Name	Signature	Date
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Vacationer Printed Name	Signature	Date
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Owners	Signature	Date
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