



<http://www.Brookings-Beachhouse.com>

DATE:

**Make Check Payable to:** Casey Jones

Address: Casey Jones  
1593 Hughes Ave  
Santa Rosa, Ca 95407

[BrookingsOregon@sbcglobal.net](mailto:BrookingsOregon@sbcglobal.net) # 510-508-6779

**Property:**

97994 West Benham Lane  
Brookings, Oregon 97415

**Tenants:**

Name of person responsible: \_\_\_\_\_  
Tenant Street Address \_\_\_\_\_  
Tenant City, State, Zip code \_\_\_\_\_  
Tenant contact info:   **Cell**           \_\_\_\_\_ **Home**           \_\_\_\_\_ **E-mail**           \_\_\_\_\_

**Check-in Date:** \_\_\_\_\_ Check in time is 3:00 p.m.

**Check-out Date:** \_\_\_\_\_ Check out time is 11:00 a.m.

PAYMENT METHOD	CHECK NO.	DATES

# DAYS	PEOPLE	DESCRIPTION	PRICE	LINE TOTAL
		Reservation		
**		Cleaning Fee	\$75	
**		Security/Damage Deposit	\$250	
** Required item			TOTAL	

**Occupancy Limits:**

Total number of guests including responsible person: **Adults**\_\_\_\_\_ **Children**\_\_\_\_\_. No more than eight people are to be residing in the home at a time unless prior approval by owners (**Initial**) \_\_\_\_\_. At least one adult will be an occupant of the rental during the entire reserved period. Tenant agrees that if occupancy limits are exceeded, Owner has the right to cancel this agreement and all tenants will have to vacate the premises immediately. No keys will be issued to a minor (**initial**) \_\_\_\_\_. This is a non-smoking home, No smoking will be permitted in the house (**Initial**) \_\_\_\_\_. Pets are not allowed in the home with out prior consent, there is a \$50 per pet non-refundable fee, and pets must be pre-approved (**initial**) \_\_\_\_\_. If the Agreement is cancelled for exceeding the occupancy limit, Tenant will forfeit all monies paid as liquidated damages. **Please do not BBQ next to the home;** the BBQ will melt the siding of the house (**Initial**) \_\_\_\_\_. **Please leave the home like you found it with exception of the bedding (Initial) \_\_\_\_\_.**

**Rental Fee:** Fifty percent (50%) of total rental fee represents the reservation deposit and is due at Agreement signing. If reservation is made within 30 days of check-in date, the full amount is due when reservation is made. No refunds will be issued if a cancellation is made within 30 days of the check-in date.

**Security/Damage deposit:** A \$250 dollar refundable Security/Damage deposit is due within 30 days of the reservation date. The Security/Damage deposit will be fully refunded within two weeks of the end of your rental period if the premises are left undamaged, all inventory is intact and all financial obligations are met. Refund will come in the way of a check unless otherwise arranged between Owner and Tenant. Tenant is liable for all replacement and repairs that are outside what is considered normal wear and tear.

**Cancellation Policy:** Notice of Cancellation must be in writing and received more than 30 days prior to your check-in date. We will refund the sums you have paid less a \$100 cancellation fee. If your notice of cancellation is received less than 30 days prior to your check-in date, you will forfeit all sums paid, except for your security deposit.

**Check-in and Check-out Times:** Check-in time is 3:00 p.m. Early check-in times are allowed with prior approval and only when the property has been cleaned and ready for occupancy. Check-out time is 11:00 a.m. There will be an extra charge for late check-out if prior approval is not received. Keeping these times is very important during the summer months, due to the high volume of guests. During the off seasons, we are flexible on both check-in and check-out times, please call first.

**Excessive Cleaning Fee:** The cost of cleaning is included in the cleaning fee unless the cleaning required is excessive as deemed by the Owner. If additional cleaning is required, it will be billed at a rate of \$50/hour for excessive cleaning. **Please leave the home like you found it with exception to the used bedding.**

**Damage:** You will be notified within 14 days of your departure regarding any additional charges that will be added to the total amount due. Charges may include: Excessive cleaning fee, missing items, lost keys, and damage to the house and it's contents. The additional charges will be taken out of the Security Deposit. Any remaining balance will be returned to the tenant.

**Noise/Nuisance:** Tenant has been advised that this is a neighborhood consisting mostly of permanent residence. Tenant agrees to be considerate of neighbors and not disturb them with loud noise or music, or unlawful, unsafe or pollution causing behavior and will make best efforts to keep their activities quiet after 10:00 p.m. Should noise become excessive, Tenant will be evicted and forfeit the remainder of the Rental Fee and the Security Deposit.

**Failure to vacate:** Unless agreed to by both parties in writing, failure to vacate the property within the agreed to days as stated in this rental agreement will be billed a rate of \$500/day along with other associated fees.

**No Subletting:** The rental agreement has been made between the responsible party and the owners. The agreement is not transferable to other person, party, friends, or family. The person making the reservation is the responsible party and acknowledges all policies and procedures of our property rules and regulations governing the use of vacation property and its amenities.

**Occupancy Limit is Eight people unless prior approval is granted:** There are really two reasons for occupancy limits, showing respect for the neighbors and bathroom constraints. No more than eight people are to be residing in the home at a time. At least one adult will be an occupant of the rental during the entire reserved period. No keys will be issued to a minor. Tenant agrees that if occupancy limits are exceeded, Owner has the

right to cancel this agreement and all Tenants will have to vacate the premises immediately. If the agreement is cancelled for exceeding the occupancy limit, Tenant will forfeit all monies paid as liquidated damages.

**No Smoking:** Residual smoke odor from any source is very difficult to eliminate. Please out of respect for my family, the neighbors, and subsequent renters, please do not smoke in the house. **If smoking is detected in the house an excessive cleaning fee will be applied.**

**Pets:** No more that two (2) dogs under 25 lbs. (unless otherwise noted) are allowed in our home and only with our prior written consent. We insist that all pre-approved pet (s) not be left unattended in our home at any time during your stay. If you leave the home, please take your pet with you or secure your pet in your vehicle or the yard. The best place to walk your pet is the local beach (Best Western at the end of the road) or at one of the many local parks/beaches. The cities Azalea Park is a great place to visit. The park is an open, grassy area with plenty of room to exercise your pet (s). Please clean up after your pet (s) **You will be held responsible for any damage to the home or it's property caused by your pet (s).** Our pet fee is \$50 per pet per stay. This is non refundable. Urine or other damage from pets is very difficult to eliminate. Some people have allergies to pets. While we love animals it takes one poorly trained animal to ruin it for others.

**Owner Obligations:** 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, TV and DVD player, Stereo, Radio, BBQ grill and furniture.

**Maintenance:** Please report any maintenance or housekeeping problems immediately. Even the best appliances, refrigerators, TVs, VCRs, etc. occasionally malfunction and we cannot guarantee them to perform 100% of the time.

**Slippery:** Tenant has been advised that some of the surfaces in the house and porch and steps can be slippery when wet and that injury may occur to anyone who is not careful. Follow the instructions for operating the barbeque safely. Also, as you exit the driveway, please be careful for oncoming cars.

**Hold Harmless:** Tenant shall indemnify and hold Casey Jones and Tracie Jones (Owners) free and harmless from any and all liability, claims, loss, damage or injury to persons or their personal property, expenses including attorney fees or those arising by reason of any death, injury, or illness. Neither does Owner accept liability for any inconvenience arising from any temporary defects or stoppages of supply of water, gas, electricity or plumbing. Neither Owner or their agents shall be liable for any loss or damage to personal property of the Tenant, or invitees or guests, from theft, vandalism, fire, water, rain, acts of God, and interruptions of utilities, acts of others or other causes whatsoever.

**Additional Terms and Conditions:** Tenant has been advised that some of the surfaces in the house and porch and steps can be slippery when wet and injury may occur to anyone that is not careful. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of this Property. You are renting a private home, Tenant is requested to show it the same respect and care that they would their own home.

I agree with the terms and conditions provided in this agreement.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

Thank you!  
[HTTP://WWW.BROOKINGS-BEACHHOUSE.COM](http://www.brookings-beachhouse.com)