

Terms and Conditions- High Gear & Low Gear – Front Break & Rear Break_2105

1. **CHECK-IN TIME IS AFTER 4:00 pm PST AND CHECK-OUT IS 11:00 am PST.** No early check-in or late check-out unless approved in advance. You will be charged \$100 early or late check out fee for checking in/out at times different then 4pm and 11am.

2. This is a **NON SMOKING house.** Smoking is allowed outdoors.

3. **No PETS** – Tenants are not permitted to bring pets into the house.

4. **SECURITY DEPOSIT- A security deposit of \$500 is required.** It is fully refundable within (14) days of departure assuming the house is left in good condition. Tenant waives the right to their deposit by violating any of the written policies. A portion, or the entire amount, of security deposit will be kept by the owner for any damage caused by the tenant to the rented property. Tenant will also be liable for the cost of repairs for any damages that exceed the amount covered by the security deposit.

5. **CLEANING Fees & Lodging Taxes** – Tenant shall **pay a non-refundable cleaning fee** of \$95 for low gear and \$115 for high gear/front break/rear break plus 12.5% Portland lodging taxes.

6. Tenants are expected to uphold the following responsibilities:

a. **No damage** is done to the house or its contents, beyond normal wear and tear.

b. **No parties** in the house.

7. **CANCELLATIONS** – If you need to cancel up to one month in advance, you get the full payment back minus any service fees. Between a month and 2 weeks you get half the payment minus any service fees. Two weeks up to reservation there is no refund. Any changes that result in a shortened stay or early departure do not warrant any refund.

8. **RATE CHANGES** – Rates subject to change without notice.

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. This includes false or misleading statements about the number of guests who will be staying at the property.

10. **Maximum people allowed in the houses – Low Gear= 8/ High Gear= 10/ Front Break= 10/ Rear Break =12** at any time unless prior arrangements have been made with owner. This rule is established so that there aren't parties at the home.

11. **Quiet hours**- Please respect the neighborhood with keeping the noise down after 10:00pm-8:00am.

12. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.