

Weatherleigh L.L.C.

"Your Home on the Oregon Coast"

Dear Guest,

Please read this rental agreement and send the signed last page back to:

Peggy Colgan ♦ 5222 SW Illinois Street ♦ Portland, Oregon ♦ 97221

Please keep a copy of the agreement for you to review and have in your records. In the event you reserve multiple times within the year you will only need sign once. If you have questions or concerns regarding this please feel free to contact me.

GENERAL RENTAL POLICY:

The house address is **3539 NW Jetty Ave., Lincoln City, Oregon.**

Primary rental guests must be at least 25 years of age.

Although you are on vacation, and some of you may be staying over during a holiday, please be courteous of neighbors (some of whom are residents) and keep the volume at a reasonable level during the evening. In accordance with Lincoln City Vacation permit:

- ♦ There must be no offensive noise, smoke, dust, litter or odor noticeable at or beyond the property line resulting from the dwelling.
- ♦ The use shall not adversely affect the residential character of the neighborhood.
- ♦ One on street parking space and two on site parking spaces may be utilized for this residence.
- ♦ Garbage Service is Wednesday of each week.

KEY ARRANGEMENTS AND PAYMENT POLICY:

Approximately 2-3 weeks prior to your expected stay (unless other arrangements have been made) I will send a key to your home. With the key, I will also enclose a self- addressed sticker and two postage stamps so you can return the key in the original envelope with the remainder of the balance due. If for some reason you do not receive the key within one week of your stay please contact me so I can make arrangements.

A \$38.00 re-key charge will apply if you do not return the key.

Driving Directions are located on the website.

CHECK IN PROCEDURE:

Check in time is 4p. Check out time is 11:00a. Please adhere to this time schedule for our cleaning company.

CANCELLATION POLICY:

We must receive a written notice of cancellation 14 days prior to your arrival date to give you a full refund. Otherwise, rent is forfeited. There are no refunds due to natural or man-made disaster, electrical blackout, loss of telephone service or any event beyond our control.

CLEANING AND LAUNDRY:

Linens, towels and cleaning are included in the price of the rental fee. There is no on-site laundry. There are several laundry facilities close by should you need.

Repairs to malfunctioning equipment will be performed as soon as possible. Equipment function cannot be 100% guaranteed.

Although cleaning is provided with your stay, please leave the house in the same general condition, as it was when you arrived. Please try to clean up any food and drink spills as they occur. Stains to the carpet or furniture are considered damage, not normal wear and tear.

SMOKING:

No smoking in the house. For courtesy of other guests please smoke outside.

PETS:

Due to guests' allergies and past difficulties, pets are not permitted. We ask that you adhere to this policy.

MAXIMUM OCCUPANCY:

Although the bed count only provides for 6 people, we understand there is some sleeping bag space. We ask that you be reasonable regarding this issue. Please keep maximum occupancy at 8 people.

HEATING AND FIREPLACE:

Each room has its own baseboard heating unit. Please use caution with these heating sources, as they can become very warm. Please remember to turn the heat off when you leave the house. Also, please do not put clothing on the heating units for caution of fire.

There is a wood-burning fireplace in the living room of the house.

- ◆If you leave the fire unattended please close both the wire mesh drape and the glass doors.
- ◆Do not close the damper.
- ◆There is a fire extinguisher mounted on the wall in the kitchen.
- ◆There are several smoke detectors located in accessible areas of the house.

PHONE AND INTERNET ACCESS:

- ◆The number at the house is 541.996.6711.
- ◆Please be aware that the phone is local and in coming only.
- ◆All long distance calls require a calling card.
- ◆Collect calls cannot be accepted.
- ◆The house has internet access for your use.

STEPS:

The steps leading to the front door of the house can be a bit steep and slippery when raining. Please use the handrail on the right side of the stairs. And, use caution when stepping off the patio in the front yard.

PARKING:

The house is allotted 3 parking spaces per The Lincoln City Permit Department. There is room for two cars in the carport and once on street space available.

DAMAGES & CLEANING:

If there is damage to Weatherleigh, carpet spots, etc., or it is left in unreasonable condition or excessively dirty, you will be financially responsible.

It takes approximately 1.5 hours for our cleaning company to clean the house after each guest party. Should the cleaning take more than two hours you will be charged for the extra time at the cleaning rate of \$80.00 per hour.

DEPARTURE:

- ◆Please make sure all windows and doors are locked before you leave.
- ◆Please turn off thermostat, faucets and all heating units in the house before you leave.
- ◆Please take garbage out to garbage can and start dishwasher if you have dirty dishes
- ◆If you make a fire on the morning of your departure please be sure it is fully extinguished before you leave.

TERMS:

By using Weatherleigh, you agree to the terms and conditions of this rental agreement and to abide by these rules and regulations. Guests who are not in compliance may be asked to vacate the premises with forfeiture of all monies contracted. You also agree to hold Weatherleigh, LLC and its members harmless and free and clear of damage to self or property resulting in accident, injury, loss, acts of God, or any other reason other than the intentional or gross negligence of Weatherleigh, LLC. Subletting or assignment is prohibited. We are not responsible for lost or stolen items. These rules, regulations, and guidelines are subject to modification at any time without notice.

If you have any questions regarding this agreement, please feel free to contact me.

Sincerely,
Peggy Colgan

For: Weatherleigh LLC
Phone: 971.235.4348

PLEASE SIGN AND SEND THIS PAGE TO:

Peggy Colgan ♦ 5222 SW Illinois Street ♦ Portland, Oregon ♦ 97221

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I have read, understand and agree to the above terms.

Signature

Date

Printed Name