

## Rental Terms – Hillside Cabin

1. Check-in time is 3:00 pm and checkout is 11:00 am.
2. NO SMOKING/PETS/WEDDINGS/EVENTS – No smoking allowed near doors, windows and inside the cabin. No pets are allowed, no bachelor parties/parties. No weddings/events that involve non-registered guests. If pets are brought on to the property the renter agrees to pay \$500/day.
3. MAXIMUM OCCUPANCY/AGE REQUIREMENT- The maximum number of occupants is 5 (five) including children of any age, as named on the rental agreement. We do not rent to vacationing students or singles under 25 years of age. Visitors are generally not allowed, however, any exception requires advance written approval by the owner and a fee will apply. *Should non-registered/ unauthorized guests/visitors be present the renter agrees to pay \$200/ person/day fine, and additionally at the sole discretion of the owner, will be required to immediately vacate the property without refund.*
4. DAMAGE DEPOSIT - The \$200 damage deposit is fully refundable within seven days of departure as long as:
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. All debris, rubbish and discards are placed in garbage bags and placed in outdoor garbage/recycle cans.
  - c. Soiled dishes are placed in dishwasher and clean cycle is started. Oven is left clean as on arrival.
  - d. All keys are left on the counter and unit is left unlocked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. No early check-in or late check-out without advance agreement by owner.
  - h. No unauthorized guests or exceeding maximum occupancy.
  - i. The check out procedure list is followed.Renter's liability is not limited to the \$200 deposit if damage exceeds deposit.
5. PAYMENT – 50% of rental is due upon booking, balance is due at 60 days of check-in date. For VRBO/Homeaway and Airbnb bookings they will charge their booking fee separately to your credit card. Payment can be made by credit card (MC or VISA), Venmo, Zelle or check. Quotes/bookings are automatically set up for credit card and will include a 3% transaction fee. If an alternate payment method is preferred owner must be notified PRIOR to booking and will send a revised quote. Once credit card is entered as payment the fee cannot be reversed.
6. CANCELLATIONS – Cancellations made greater than 60 days from check out date forfeit a \$200 cancellation fee. Cancellations made 31-59 days prior to the arrival date forfeit 50% of the total rental and associated room taxes; cancellations made within 30 days of the arrival date forfeit the full rental amount and associated room tax, however for any cancelled days that the owner is able to re-rent you will be refunded the cost of the re-rented days including tax, less the \$200 cancellation fee. There is no refund for early departure.  
***To avoid cancellation loss we recommend obtaining trip insurance.***
7. ADDITIONAL GUESTS - The cabin and facilities are for use by registered Guests only. We do not rent to vacationing students or singles under 25 years of age. Visitors are generally not allowed, however, any exception requires advance written approval by the owner and a fee will apply. ***Should non-registered/ unauthorized guests/visitors be present the renter agrees to pay \$200/ person/day fine, and additionally at the sole discretion of the owner, will be required to immediately vacate the property without refund.***
8. MINIMUM STAY - This property requires a minimum two night stay. Longer minimum stays are typically required during peak seasons and holiday periods.
9. INCLUSIVE FEES - Rates include a one-time linen-towel setup. Linens and bath towels are included in the unit. Spa towels are also available for the hot tub and lake use. We do not permit towels or linens to be taken from the premises so we suggest bringing your own beach towels if you plan off site water activities.
10. CHECK OUT PROCEDURES AND LEFT ITEMS – Renter will follow the checkout procedures listed in the Information Guide in the cabin. Please check carefully for all personal items. *The charge for return of left items is \$20 handling fee plus postage costs.*
11. RATE CHANGES - The rate and terms outlined in this agreement will be secured by the reservation deposit and subsequent payments per the agreement. Rates otherwise are subject to change without notice.
12. 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.
13. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

14. ACCESS/PARKING/WINTER VEHICLE REQUIREMENTS - Parking for up to four cars (double parked) is available adjacent to the cabin. Parking for additional cars and larger vehicles such as RVs, trailers is available elsewhere on the property. Please notify the owner in advance for additional parking. *In Winter, Skyliners Road and our 1.5 mile access road are plowed but can be slippery so four wheel/all wheel drive vehicles with chains available are required.*
15. STORM /ROAD CONDITIONS - We do not refund due to road conditions or inclement weather or smoky conditions due to forest fires. Trip insurance is recommended.
16. HOT TUB – Please follow the posted instructions carefully. Children must be supervised at all times. *If the hot tub water is fouled abnormally and the water needs to be changed, there will be a \$100 deduction from the security deposit.* Please shower before use, re-cover hot tub immediately after each use to conserve energy and keep debris out. Use of hot tub is at your own risk.
17. FIRE PIT & WOOD-BURNING STOVE – Please be aware that during extreme fire season (usually July-Sep) use is prohibited as mandated by the forest service.
18. ENVIRONMENT – This is a beautiful 640 acre forested property with elevations ranging from 4950 to 5400 feet. The Hillside Cabin overlooks Tumalo Lake (approx. 15 acres). The entire property is surrounded by the Deschutes National Forest. Tumalo Lake is relatively shallow in most places with a muddy bottom, is great for canoeing/kayaking/SUP and for swimming if bathers don't mind the muddy bottom. In winter do not venture onto the ice of the lake at any time. Wildlife may include deer, elk, coyotes, cougars, fox, etc., most of which move to lower elevations in the winter. During all seasons guests venturing out on excursions should always be prepared for dramatic changes in weather, taking adequate food, water, clothing, navigational devices, etc. It is always recommended to leave a note within the cabin describing daily plans. Children should always be supervised. *All activities undertaken by guests are at their own risk.*
19. CELL PHONE/WIFI/TV/WASHER-DRYER - Cell phones may not work depending on carrier and location however WIF calling should work if enabled on your phone. A land line is provided with free unlimited U.S. calls. Satellite WIFI is provided. It is shared among four cabins and does not support streaming/virtual meeting. There can be unexpected outages and it can be impacted by severe weather. **There is no TV and no washer-dryer.**
20. FIREARMS, SHOOTING, HUNTING AND FIREWORKS are strictly prohibited.
21. FISHING - Tumalo Lake is stocked with Rainbow Trout. *Fishing is fly fishing/catch and release only.*
22. The Hillside Cabin is located about 50-200 yards from the Creekside, Lakeside East and Lakeside West Cabins. Renter agrees to keep noise to a minimum so as not to disturb other guests. *If your primary focus is on partying, drinking, making noise, etc., please select another venue.*