

This Agreement applies to all members of the Guest's party no matter the age or affiliation. Guest acknowledges that Guest is responsible for sharing the renter agreement, and its requirements, with all members of the Guest's party and anyone else permitted onto the Rental Property by the Guest.

1. MAXIMUM OCCUPANCY - ***In no event shall the Rental Property be occupied by more persons than 5 adults and children*** without prior approval by Owner.
2. In no event shall the Rental Property be occupied by more persons than 5 adults and children without prior approval by Owner.
3. No events, bachelor parties, or other non-family groups are allowed unless Owner grants prior approval. Visitors (non-registered guests) are not allowed without prior owner approval. ***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, may be required to immediately vacate the property without refund.***
4. We do not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. The full name and age of each guest to occupy the property must be listed below. If you do not know all of the guest details at booking you can provide the information at a later date (but prior to check in).
6. INCLUSIVE FEES/COMMON AREAS - The property includes a private deck and hot tub. The cabin is not child-proofed. Rates include a one-time linen-towel setup. A one-time linen and bath towel set-up is included. Spa towels are 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. All common areas (lake, hiking trails, lake decks/docks, fire pit, complimentary outdoor games and boating equipment) are shared among all cabin and Lodge guests. Please be mindful to not monopolize these areas and be aware that the shared areas are not allowed for group meals.
7. PAYMENT - Payments can be made by credit card, check, Venmo or Zelle. A 3% transaction fee will be added to bookings paying by credit card - it may appear on your statement as a separate charge if it is not already included in your quote. A payment of 25% is due at the time of the booking. Any remaining balance must be paid 60 days prior to the arrival date. If paying by credit card, an automatic payment for the remaining balance will be processed. If the payment fails for any reason, it is the responsibility of the Guest to make sure that the remaining balance is promptly paid in full. For payments by check, Venmo and Zelle it is the Guest responsibility to make those payments on time. Failure to make payments may result in booking cancellation. For Venmo payments the guest is responsible for all fees (use Friends & Family to avoid fees).
8. DAMAGE DEPOSIT HOLD - A damage deposit of \$200 will be collected as a hold on your credit card 3 days prior to check-in date and will be released in full 3 days following your check-in date if there is no damage and the check-out list is followed. For non-credit card payments, your credit card details will be requested following receipt of your final payment in order to place the hold. Deductions from the Damage Deposit may include, but are not limited to: excess cleaning, hot tub draining and refilling fee, excessive trash removal fee, missing item replacement costs, damaged item replacement or repair costs, repair costs of buildings or grounds, or other service call fee, the no pet policy is violated, soiled dishes are not placed in the dishwasher and cleaned, missing key, doors left open and an animal has entered and caused damage, stained or missing linens, late check out without prior agreement with owner, eviction by the owner, representative of the owner, or the local law enforcement.
9. CHECK IN-OUT - Check-in time is 3:00 pm; check-out time is by 11:00 am. Due to limitation with cleaning staff and schedules your prompt on-time check out is required.

10. NO SMOKING/VAPING - This is a NON-SMOKING/VAPING unit. Smoking/vaping of any kind in the unit will result in charges for restoring the unit as required. Smoking outside must be away from doors and windows.
11. PETS - Pets are strictly prohibited. ***Should an unauthorized pet be brought on to the property the renter agrees to pay a \$500/pet/day fine.***
12. CANCELLATIONS – Cancellations made greater than 60 days from check in date forfeit a \$200 cancellation fee. Cancellations that are made 31-59 days prior to the arrival date will result in forfeit of 50% of the total rental plus associated room taxes. Cancellations or changes that result in a shortened stay that are made within 30 days of the arrival date forfeit the full rental amount and associated room taxes; however, if the owner is able to re-rent your dates, you will also be refunded the value of the re-rented days, less the \$200 cancellation fee. Early departure does not warrant any refund of rent or deposit. ***To avoid cancellation loss we recommend obtaining trip insurance.***
13. CHECK OUT PROCEDURES AND LEFT ITEMS – Renter will follow the checkout procedures listed in the Information Guide in the cabin. Be sure to check carefully for all personal items. ***Should items be left and requested to be returned to renter, renter will be charged a \$20 handling fee plus postage costs.***
14. 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. If discovered after check-in immediate eviction may occur at owner discretion.
15. OWNER INTERACTION WITH GUESTS - We typically stop by to say hello, answer any questions you may have and provide recommendations should you need them. During your stay garbage may be collected from the trash receptacles on the deck. Other maintenance (inside and outside) may occur should we deem it necessary. In winter our team plows the road and shovels the cabin/lodge decks, walkways and parking areas.
16. ACCESS/PARKING/WINTER VEHICLE REQUIREMENT - Parking for up to three cars (double parked) is available adjacent to the cabin in the designated lot shared with the Creekside Cabin. Parking for additional cars and larger vehicles such as RVs, trailers (except in winter) 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.***
17. ACTIVITY RELATED - We do not allow any camping on the property and no guests staying in RVs, etc. Skis, snowboards, bikes, etc. may be kept on the deck but are not allowed inside the house. No snowmobiling or ATVs are allowed. No motorized boats are allowed on the lake.
18. STORM /ROAD CONDITIONS - We do not refund due to road conditions, inclement weather, snow storms/forest fires/smoke, etc. ***We strongly recommend getting trip insurance with coverage for these situations.***
19. 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 soft bottom, is great for canoeing/kayaking/SUP and for swimming if bathers don't mind the soft 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.***

20. CELL PHONE/WIFI/TV/WASHER-DRYER – Cell phones may not work depending on carrier and location however WIFI calling should work inside the cabin if that function is enabled on your phone. The cabin has a land line phone. Satellite WIFI is provided and is shared by the four cabins. The speed is usually good but does not support streaming/zoom and there can be unexpected slowness or outages. **There is no TV** but an assortment of games and puzzles. **There is no washer dryer** in this cabin. For longer stays laundry service can be arranged with advance notice to the Owner.
21. Uber/LYFT/Taxis/Mail/Delivery services are not available in this area (no grocery/food deliveries, no USPS-UPS-FedEx, no Uber-Lyft-Taxis), as they do not come all the way up to your location. **Do NOT attempt to order/use any of these services or send anything-** they may tell you they can deliver but your delivery will NOT get to you.
22. FIREARMS, SHOOTING, HUNTING AND FIREWORKS are strictly prohibited.
23. FISHING (Seasonal) - Tumalo Lake is stocked with Rainbow Trout. We encourage fly fishing and catch & release. No license is required.
24. 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.*