

Classic Northwest Retreats - Vacation Rental Policies for Gables at Red Cedar (Sunriver)

PAYMENT TERMS:

*****Rates subject to change until reservation has been confirmed.**

50% of total rental cost due at time of reservation, with remaining balance due 90 days prior to arrival. Please make sure that your travel plans are firm because there will be **NO refunds on cancellations that are within 90 days of your scheduled arrival**, unless owner is able to rebook a new guest for the entirety of your reservation at the same rate.

- Cancellations Prior to 90 days of Arrival
Cancellations prior to 90 days of arrival will be granted a full refund less a processing fee of \$150.
- Cancellations within 90 days of Arrival
 - If the owner is able to rebook for the entirety of your reservation at the same rate, then you will be granted a full refund less a fee of \$350.
 - If the owner is able to rebook the dates of your original reservation at a lesser rate, then you will be responsible to pay for the difference in rates over your original reservation period.
 - If the owner is able to partially rebook the dates of your original reservation, you will be responsible to pay for the unbooked days at the same rate as your original reservation.

This cancellation policy does not apply to holidays, summer months, or other peak times (see below.)

Summer:

50% of total rental cost down at time of reservation, w/ balance due by January 15th. Please make sure that your travel plans are firm because there will be **NO refunds on summer cancellations after January 15th**, unless owner is able to rebook a new guest for the entirety of your reservation at the same rate.

- Cancellations before January 15th
 - If you cancel before January 15th and the owner is able to rebook the dates of your reservation at the same rate, you will be returned your initial reservation payment less a fee of \$325.
 - If the owner is not able to rebook the dates of your reservation, you will not be returned your initial reservation payment (50% of total rental cost.)
- Cancellations After January 15th
 - If the owner is able to rebook the dates of your reservation at the same rate, you will be returned the total rental cost less a fee of \$650.
 - If the owner is not able to rebook the dates of your reservation, you will be responsible for the total cost of your original reservation (100% rental cost.)

Holidays (Thanksgiving, Christmas, New Year's Eve/Day)

50% of total rental cost due at time of reservation, with remaining balance due 120 days prior to arrival. Please make sure that your travel plans are firm because there will be **NO refunds on cancellations that are within 120 days of your scheduled arrival**, unless owner is able to rebook a new guest for the entirety of your reservation at the same rate.

- Cancellations Prior to 120 days of Arrival
Cancellations prior to 90 days of arrival will be granted a full refund less a processing fee of \$150.
- Cancellations within 120 days of Arrival
 - If the owner is able to rebook for the entirety of your reservation at the same rate, then you will be granted a full refund less a fee of \$350.
 - If the owner is able to rebook the dates of your original reservation at a lesser rate, then you will be responsible to pay for the difference in rates over your original reservation period.
 - If the owner is able to partially rebook the dates of your original reservation, you will be responsible to pay for the unbooked days at the same rate as your original reservation.

****Special circumstances for cancellations will be considered, please contact owner for specifics.*

Not responsible for cancellations due to extreme weather conditions.

Damage Deposit:

A damage deposit, written as a separate check, will be due with the final payment. This check will only be cashed in the event that damages occur during your stay. A credit card can be kept on file instead for the deposit instead of a check. Complaints will be dealt with on an individual basis with regards to damage deposit refund. Renter will be responsible for damage exceeding \$500. In the event that no damage occurred during your stay, this check will be shredded and you will receive a confirmation email. Please let the owner know if you wish to have the check returned to you via mail.

Cleaning Fees:

Cleaning fees of **\$210** will be assessed for all rentals. More fees may be applied if house is left excessively messy and requires additional cleaning.

Additional Fees:

The owner accepts Visa and MasterCard for a 5% convenience fee, if you prefer that method of payment to paying with a personal check.

A single fee of \$30 per person will be assessed for every person in the rental party over 14 people.

There will be a \$300 fee for the full drain and sanitization of the hot tub in the event that excessive debris or floating material is found.

An event fee will be applied if event is to be held on the premises. The fee will vary depending on the type of event and number of people. Contact owner for more details.

HOUSE RULES:

House rules are to be followed during the entirety of your stay. These policies are enforced. Gables at Red Cedar is in a community with strict laws on parking, number of guests, and noise level. **The owner could lose license to rent from the city if rules are broken.** Failure to adhere to these policies could also result in forfeit of your damage deposit and if necessary additional fees.

- NO SMOKING (in the house or on any of the porches/decks of the house)*
- NO PETS
- Quiet Hours are 9:00 PM - 8:00 AM (Strictly Enforced)**
- Renter Must Be Over the Age of 25.
- Total Number of Guests Must be Communicated to the Owner, and Cannot Exceed House Maximum.
- Parking is Available for a Maximum of Six Mid-Sized Cars. (2 in Garage, 4 in Driveway)
- No boat/RV Parking is Available.
- No Street Parking. **DO NOT** Park in Front of Neighbors Homes.
- Sleeping Outside the Home in Vehicles, Tents, etc. is Strictly Prohibited.
- House Parties Are **NOT** Permitted.
- Be Respectful of Neighbors.
- Please Provide Pool Towels. The House Towels Must **NOT** Be Taken to Any Pool.
- **UPON ARRIVAL** confirm that all 10 SHARC passes are located on the bulletin board. Missing SHARC passes must be reported to the owner by the end of arrival day. Failure to report missing SHARC passes will result in a replacement fee of \$100 per pass.
- Guests will be responsible for the replacement cost of bikes and/or garage door openers that are lost or damaged.

***Smoking in the house will result in loss of full damage deposit.**

****A noise complaint violation from the city will result in loss of full damage deposit.**

You certify that you have carefully read the limitations placed on the occupancy of this house, and agree to follow these limitations. If violated, you may be asked to leave without refund. Renters and guests are responsible for all damages (large and small) that occur during rental period.

Hot Tub Rules:

- Hot tub capacity is 7 people. **DO NOT** use hot tub alone.
- Guests should limit soak to 15 minutes due to extreme heat. Cool off completely before re-entry. Leave hot tub if you feel unwell or sleepy at any time. Long exposure may result in nausea, dizziness, or fainting.
- Be careful when removing hot tub cover. It is heavy!
- Showering with soap and water is required before entering hot tub.
- **DO NOT** enter hot tub if temperature is above 104 °F
- Enter and exit the hot tub slowly.
- Children under the age of 14 must be supervised at all times when using the hot tub.
- Children under the age of 5 are prohibited from using hot tub.
- Children in diapers are prohibited from using hot tub.
- Absolutely **NO** jumping or diving into the hot tub.
- **NO** eating in hot tub.
- **DO NOT** bring glass in or around the hot tub.
- Turn **OFF** hot tub jets and lights after use.
- Please securely replace the cover after use. **DO NOT** sit, lay, stand, or jump on Cover.

*****IMPORTANT:** There will be a \$300 fee for the full drain and sanitization of the hot tub in the event that excessive debris or floating material is found.

Please Note...

- Elderly persons and those suffering from heart disease, diabetes, or high blood pressure should contact a physician before entering the hot tub.
- Persons using prescription medication should consult a physician before hot tub use.
- Pregnant women should not use hot tub without first consulting their physician.
- Persons wearing any size bandage or suffering from communicable diseases transmissible via water may **NOT** use hot tub.
- Individuals under the influence of alcohol or other impairing substances should not use the hot tub.

If hot tub system becomes "LOCKED", you can easily unlock the system by holding the OPTION button and LIGHT button down at the same time for 5 seconds.

In the event that the hot tub is not working during your stay, please contact the owner immediately. We will make every effort to make repairs during your stay. No refunds (full or partial) will be granted due to hot tub related issues.