

RENTAL RULES AND REGULATIONS

Collins Lake Resort
88026 E. Alpenglow Ln. #52
Government Camp, OR 97028

1. CHECK-IN TIME IS AFTER 3 P.M. PST. AND CHECK-OUT IS 11 A.M. PST. NO early check-ins.
2. This is a NON SMOKING unit.
3. Pets are NOT permitted in rental units under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT** - A damage/reservation deposit of \$250 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - A. No damage is done to the unit or its contents, beyond normal wear and tear.
 - B. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - C. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - D. All keys are left on the kitchen table and unit is left locked.
 - 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.
 - H. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by my complex.
6. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of credit card (Visa or Master Card), traveler's checks, bank money orders, cashiers checks or personal checks payable to Shawn Skinner. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date.
7. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MAXIMUM OCCUPANCY** - The maximum number of guests per condominium is limited to six (6) persons. An additional charge or \$10.00 per person per night for guests in addition to six (6) will be assessed.
9. **THIS PROPERTY REQUIRES** - A two (2) NIGHT MINIMUM STAY.
10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.
11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
13. **RATE CHANGES** - Rates subject to change without notice.
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.
15. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date: _____
