

Oregon Shores Vacation Rentals
Vacation Rental Agreement
Exhibit “A”

Policies for Oregon Coast Vacation Rentals

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Definition of Terms:

- **Adult.** A responsible person not less than 25 years of age.
- **Agent.** Oregon Shores Vacation Rentals acting as Property manager for Owner. The term “Agent” as used in this Agreement shall include Agent’s successors in interest, assigns, administrators, employees, agents, and representatives where the context requires or permits.
- **Agreement.** The Vacation Rental Agreement of which these terms and policies are a part.
- **Bath.** See Cabana Bath, Half Bath, Hall bath, Semi-private bath, Shared Bath.
- **Beach Access.** A walkway to the beach from an oceanfront home or public street.
- **Cabana bath.** A bathroom located poolside or has direct access to the pool area.
- **Damage Waiver Fee.** A fee in lieu of a security deposit that covers accidental damage to rental premises and its contents. It does not cover damage caused by careless, deliberate or malicious acts.
- **Deck.** An elevated exterior wood surface which may have a sitting area.
- **Den.** A room that can be closed to provide privacy.
- **Deposit.** Same as Initial Payment.
- **Equipment.** The term “equipment” as used by Oregon Shores Vacation Rentals includes but not limited to appliances, audio/video devices, furnishings, lighting, heaters, water heaters, pumps, sewer and septic systems, kitchen and bathroom fixtures, hot tubs, doors, windows and window coverings. Every home is equipped differently. Each home’s individual property description page provides details about what is included in the rental home.
- **Final Payment.** The balance of the Total Reservation Charges (approximately 65% of the Total Reservation Charges) must be paid within 30 days of your arrival date in order to retain your rental reservation.
- **Full Ocean View.** Unrestricted view of the ocean.
- **Furnishings.** Each property is unique. Every home is furnished differently. Each home’s individual property description page provides details about what is included in the rental home.
- **Futon.** A thick mattress placed on the floor or on a raised, foldable frame.
- **Game Room/Rec-Room.** An entertainment room that may include such amenities as a pool table, foosball, ping pong, etc.
- **Garden View.** Home without an ocean view.
- **Great Room.** A room with living and dining areas that is open to the kitchen.
- **Guest.** Tenant; Adult person or persons reserving a vacation rental home from Oregon Shores Vacation Rentals and all other authorized occupants. The term “Guest” as used in this Agreement shall include Guest, other authorized occupants, Guest’s heirs, successors, assigns, executors and administrators where the context requires or permits.
- **Half bath.** A bathroom that has no bathtub or shower.
- **Handicap Friendly.** Handicap features and accessibility vary per home; see the rental home’s individual description page for details.
- **Holiday.** For the purpose of determining rental rates the term “holiday” as used by Oregon Shores Vacation Rentals may include days in addition to a legal holiday, or may include periods of time that are not recognized as a legal holiday, e.g., Valentine’s Day, Spring Break.

- Home. The terms Home, Property, Premises and Unit refer to the vacation rental property you have reserved.
- Hospitality Tax. Same as Transient Tax.
- Hot Tub. A tub located outside and has jets, a heater and thermostat. Hot Tub also means pool, spa and/or Jacuzzi where the context requires or permits.
- Initial Payment. A nonrefundable payment, which is the greater of \$300.00 or approximately 35% of the Total Reservation Charges, must be paid at the time of the reservation.
- Internet Access. Some homes are equipped with DSL or other high-speed Internet connection. See the rental home's individual description for details.
- Master Bedroom. A bedroom w/ private bath.
- Occupant. Guest authorized to occupy the vacation rental property.
- Oceanfront. No property/lot between the home and the beach (dunes may obstruct ocean views).
- Oceanside. One lot from the beach (may or may not have nearby public beach access, ocean views or a street between the home and the beach).
- Owner. The person, persons or entity that holds legal title to the vacation rental real property and all of its personal property contents. The term "Owner" as used in this Agreement shall include Owner's heirs, successors in interest, assigns, executors, administrators, employees, agents, and representatives where the context requires or permits.
- Panoramic View. Views of 120 degrees or more.
- Partial Ocean View. An ocean view that is partially restricted by trees, plants or structures.
- Pet Friendly. A vacation rental home that allows dogs - a maximum of 2 dogs (unless otherwise specified).
- Premises. The terms Premises, Home, Property, and Unit refer to the vacation rental property you have reserved.
- Private Beach Access. The vacation home or unit has its own beach access.
- Property. The terms Property, Home, Premises and Unit refer to the vacation rental property you have reserved.
- Public Beach Access Driving: Beach access is beyond reasonable walking distance. Access is used by the public.
- Public Beach Access Nearby: Beach access is within short walking distance and can be used by the public.
- Rental Rate. The posted nightly rates are RENT only. Total reservation cost includes rent, taxes and may include the following non-refundable fees: reservation fee, housekeeping fee and damage-waiver fee. If applicable, charges may also include a pet fee and hot tub fee.
- Rentable Items. Manager may offer extra items (e.g., crib, high chair, volleyball and net, roll-away bed) available to Guests for an additional flat rate charge. Currently, rentable items are not offered.
- Reservation Confirmation. Email or fax verification that the Property that you chosen from Manager's inventory of Oregon coast vacation rentals has been held in your name for the period of time you have selected.
- Reservation Deposit. Same as Initial Payment.
- Security Deposit. A refundable fee charged against Guest's credit card and is held by Agent to cover cancellation of the reservation, the cost of any missing items and breakage or damage (beyond normal wear and tear) to the premises and/or contents, extra, required cleaning and outstanding pay-per-view and long distance telephone charges occurring during Guest's stay.
- Semi-private bath. A bathroom with an entry from a bedroom and a second entry from a hall or another room.
- Shared bath. A bathroom situated between two or more bedrooms and is accessible by both.
- Shared pool. A gated pool shared by Owners of a common interest community.
- Special Event. Some homes allow large gatherings, such as a wedding or reception, for an additional fee & security deposit. Guests must make arrangements for a Special Event at the time of their reservation.
- Total Reservation Charges. The sum total of your Oregon Shores Vacation Rentals charges, including rent, taxes, standard housekeeping/cleaning fee, damage waiver fee or security deposit, rentable items charges if any, pet fee if any, and event fee if any, less any applicable discounts.

- Transient Tax. State and local lodging taxes apply to all rental revenue (and some cleaning costs).
- Travel Interruption Insurance. Optional Insurance coverage designed to insure your vacation investment against certain unforeseeable misfortunes such as medical emergencies and involuntary reservation cancellations.
- Unit. The terms Unit, Home, Premises and Property refer to the vacation rental property you have reserved.
- Vacation Rental. Property owned by Owner, managed by Agent and listed in Agent's inventory of Oregon coast vacation rentals.
- View. See Panoramic, Full Ocean View, Partial Ocean View and Garden View.
- We. Oregon Shores Vacation Rentals.
- Whirlpool Tub. An indoor bathtub with jets.
- Wireless Internet. Some homes are equipped with a wireless router for Internet connections. See the rental home's individual description for details.
- You. The term "You," as used in this Agreement shall include Guest, other authorized occupants, Guest's heirs, successors, assigns, executors and administrators where the context requires or permits.
- Your. The term "Your" as used in this Agreement shall include Guest, other authorized occupants, Guest's heirs, successors, assigns, executors and administrators where the context requires or permits. [Back to quick links](#)

Vacation Rental Policies:

The following Policies are part of your Vacation Rental Agreement.

Acts of God.

Owner and Oregon Shores Vacation Rentals shall not be liable for uncontrollable events that may interfere with your occupancy, including but not limited to Acts of God, extreme adverse weather, flooding, fires, strikes, failure of any of the home's equipment and nearby construction noise. No rebate, refund or relocation will be offered in these circumstances. [Back to quick links](#)

Attorney's Fees.

In any Court action, the prevailing party shall be entitled to recover reasonable attorney fees and costs. [Back to quick links](#)

Balance Due.

The unpaid balance of the Total Reservation Charges, including rent, taxes and all other charges are due 30 days prior to your arrival date. [Back to quick links](#)

Breach of Contract

If you breach any provision of the Vacation Rental Agreement, including, but not limited to, non payment of the Final Payment when due, your Vacation Rental Agreement is immediately terminated. Upon notice of termination of this Agreement, Guest, invitees and other persons on the Premises shall vacate the Premises immediately and you shall forfeit your Total Reservation Charges. The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach.

Your breach of the Rental Agreement may cause Oregon Shores Vacation Rentals to charge your credit card and/or security deposit as follows: up to \$1,100 for any improper Guest behavior that results in the issuance of a citation against the property, the home owner or OSVR; or \$100 for feeding any wildlife or animal/s, other

than Guest's approved pet/s, on or about the rental property; or the replacement cost for any items that were damaged or became missing from the premises during your occupancy. If the cost of any citation, excess cleaning, replacement or repairs exceeds the Guest's credit limit, Guest agrees to pay the difference to Oregon Shores Vacation Rentals upon demand. [Back to quick links](#)

Cancellations.

Oregon Shores Vacation Rentals (OSVR) reserves the right to unilaterally cancel any rental Agreement which contains erroneous rental information that may be detrimental to a home owner or OSVR. Should an event occur where the rental property is unavailable, uninhabitable or unacceptable to Guest, OSVR reserves the right to relocate Guest and Guest's occupants rather than cancel the Agreement.

If you cancel your reservation after your initial payment or full payment has been received by Oregon Shores Vacation Rentals, your payment(s) is non-refundable. Guest hereby authorizes Oregon Shores Vacation Rentals to charge Guest's credit card for any outstanding balances for cancelled reservations. In any event, you are responsible for recovering any reimbursement of fees paid by you prior to your cancellation to Oregon Shores Vacation Rentals for the procurement of goods or services from third parties for your benefit. [Back to quick links](#)

Check-in.

- Check-in time. Check-in time is 4:00 pm. We do not allow early check-ins. Every effort is made to have each home ready by check-in time, but no guarantee is made as to the exact time of occupancy. Housekeeping and maintenance personnel must provide services between occupancies for each home in order to prepare the home for incoming guests. Sometimes, due to unforeseen circumstances, housekeeping and/or maintenance services may not be completed by your 4:00 pm check-in time. This situation rarely occurs, however, we apologize in advance if this situation happens to you.
- Keys. You will find keys to the Premises in a lock box located near the entry door. We provide you with the lock box code upon confirmation of your Final Payment of this rental, no more than 3 days prior to your arrival date. The charge for a lost key is \$150.00, to replace all of the locks at the Property. [Back to quick links](#)

Checkout.

- Checkout time. Checkout time is 11:00 am. We do not allow late checkouts.
- Checkout Instructions. Guest must adhere to the following checkout procedures, and should Guest elect not to perform the following checklist items, Agent shall do so, on your behalf, and charge your credit card or Security Deposit at a rate of \$25.00 per hour.
 - Wash and dry one load of towels (if your unit is equipped with a washer and dryer); if three or more loads of laundry are left unwashed, an extra fee will be charged,
 - Do not wash the bed linens, as housekeeping will replace them upon your departure,
 - Place dishes, pots, pans, silverware, and utensils in dishwasher and run dishwasher,
 - Leave stove/oven in a clean condition,
 - Leave refrigerator clean and empty,
 - Leave gas grill in a clean condition,
 - Turn down the heat to low or 55 degrees,
 - Return all rearranged furnishings to the original placement,
 - Remove all garbage and trash from the home and place it in securely tied trash bags and put it into the outside garbage container(s),
 - Pick up all litter, cigarette butts and pet waste for which you are responsible, from the yard and place it in securely tied trash bags and put it into the outside garbage container(s),
 - Close and lock all windows and doors, and

- Return the key(s) to the lock box. [Back to quick links](#)

Construction Noise.

Oregon Shores Vacation Rentals cannot predict or control construction in the area. We regret any inconvenience that may result in these situations. We do not offer relocations rebates or refunds. [Back to quick links](#)

Damage Waiver Fee.

A non-refundable fee charged to Guest in lieu of a security deposit. This fee covers accidental damage to the rental premises and its contents during Guest's stay. It does not cover damage/s caused by careless, deliberate or malicious acts. [Back to quick links](#)

Disclaimer.

Every reasonable effort has been made to ensure that Oregon Shores Vacation Rentals provides accurate information and descriptions in its web site, advertising and representations; however, Oregon Shores Vacation Rentals disclaims liability for printing errors, information that may be misleading or inaccurate, incorrect rental rates, rental rates changes, or the removal or replacement of any furnishings or equipment. Please refer to our web site: www.oregonshoresvacationrentals.com for current information. [Back to quick links](#)

Disputes.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Oregon, and shall be treated as though it were executed in the County of Lincoln, State of Oregon. Any action relating to this Agreement shall be instituted and prosecuted only in the Lincoln County Court, Oregon. Guest specifically consents to such jurisdiction and to extraterritorial service of process. [Back to quick links](#)

Early Termination of Agreement.

Any of the following acts will cause your Vacation Rental Agreement to be terminated immediately. Upon notice of termination of this Agreement, Guest, invitees and other persons on the Premises shall vacate the Premises immediately and forfeit your Total Reservation Charges.

- Should you breach any of the terms of this Agreement,
- Should a Guest, invitee and/or other person(s) on the Premises engage in abusive behavior, any criminal activity or other activity that causes property damage, personal injury to a Guest or other person, a breach of the peace, a nuisance to others, or an infraction of local codes or ordinances, or
- Should you acquire occupancy of the Premises based upon fraud or misrepresentation. [Back to quick links](#)

Elevators.

Operate elevators with caution. Observe and adhere to any posted written instructions. An adult must accompany all children less than 12 years old. [Back to quick links](#)

Emergency.

Please immediately call our office at **541-994-8888** or after hours at **541-270-8822** to report any emergency. There may be a fee charged for some after-hours emergency calls, such as locking yourself out of the rental unit. [Back to quick links](#)

Eviction.

See Early Termination of Agreement. [GO TO Early Termination of Agreement](#)

Final Payment.

Final Payment is the payment of the remaining balance (total reservation amount less initial payment made), which must be paid at least 30 days prior to your arrival date in order to retain your rental reservation. [Back to quick links](#)

Fireplaces.

- Gas Fireplaces. Some homes are equipped with gas fireplaces. No refunds will be issued for non-functioning fireplaces, however if you report the problem we will send someone to try to fix the problem.
- Wood Burning Fireplaces or Wood Stoves. Some homes are equipped with wood burning fireplaces or wood stoves. If you elect to use a wood burning fireplace or stove you are responsible for any additional cleaning or damage to Owner's property, including carpets, caused by sparks or ashes. [Back to quick links](#)

Guest's E-mail Information.

Guests who did not provide an e-mail address at time of booking their reservation should expect their Vacation Rental Agreement to be sent by first-class mail within 7 business days. [Back to quick links](#)

Guest Responsibility.

You agree to comply with all obligations imposed by the Policies set forth herein, and which by reference, are made a part of your Vacation Rental Agreement. You agree that occupancy is restricted to the number of occupants as stated on page one of this Agreement. The Guest that signs the Vacation Rental Agreement must be at least 25 years of age. You are required to leave the premises in the same general condition in which it was upon arrival. No exceptions. Should the home you occupied require extra cleaning (beyond normal use), a cleaning service fee will be charged to you at \$25 per hour. The use of firearms, or fireworks is strictly prohibited.

Your breach of the Rental Agreement may cause Oregon Shores Vacation Rentals to charge your credit card and/or security deposit as follows: up to \$1,100 for any improper Guest behavior that results in the issuance of a citation against the property, the home owner or Oregon Shores Vacation Rentals; up to \$100 for feeding any wildlife or animal/s, other than Guest's approved pet/s, on or about the rental property; the replacement cost for any items that were damaged or became missing from the premises during your occupancy. If the cost of any citation, excess cleaning, replacement or repairs exceeds the Guest's credit limit, Guest agrees to pay the difference to Oregon Shores Vacation Rentals upon demand. [Back to quick links](#)

Handicap Friendly Homes.

Each home that is specified as "Handicap Friendly" differs in accessibility and features. If, in the Owner's opinion, a home is "Handicap Friendly", it will be designated as such in the property's description page. The home may not meet all federal requirements prescribed for handicap-accessibility. [Back to quick links](#)

Holiday.

For the purpose of determining rental rates the term “holiday” as used by Oregon Shores Vacation Rentals may include days in addition to a legal holiday, or may include periods of time that are not a recognized legal holiday, e.g., Valentine’s Day and Spring Break. Holidays include New Year’s, Valentine’s Day, President’s Day, Seafood & Wine Festival, Spring Break, Memorial Day, Labor Day, Thanksgiving and Christmas. Oregon Shores Vacation Rentals reserves the right to exclude these dates from any offered discounts or specials. [Back to quick links](#)

Homeowner Association (HOA).

Oregon Shores Vacation Rentals does not guarantee the condition or usability of amenities provided by any homeowner association, including, but not limited to any clubhouse, pool, hot tub, tennis court or golf, picnic or beach facility. [Back to quick links](#)

Hot Tub.

If a home offers a hot tub, please check the hot tub water temperature before entering. All hot tubs, covers and equipment are inspected immediately after each guest’s departure. In addition, hot tubs are routinely cleaned & serviced year-round, including vacuuming and chemical and mechanical checks. Guests must observe and adhere to all posted rules and policies regarding the safe use of the hot tub. The patio/deck surrounding the hot tub, when wet, can become slippery and dangerous. Infections can develop from hot tub use. If you are pregnant, diabetic, taking medication or have any chemical sensitivity or at-risk medical condition, please contact your physician before using the hot tub. It is not recommended that infants and children enter a hot tub - they do so at their/your own risk. Adult supervision is required at all times. Do not wear makeup or use bubbles or oils in the hot tub. Guests will be charged for extra cleanings and maintenance, repairs or replacements required due to misuse. [Back to quick links](#)

Housekeeping.

Homes are cleaned and inspected prior to each guest’s arrival. If the home is not cleaned to your satisfaction when you check-in, or if something in the home is not working properly, immediately call our office at **541-994-8888** or after hours at **541-270-8822** to report the problem. We apologize in advance for any inconvenience; however, we reserve the right to take corrective action to remedy an unsatisfactory situation rather than offer/pay compensation. [Back to quick links](#)

Initial Payment.

Oregon Shores Vacation Rentals must receive your Initial Payment, which is the greater of \$300 or approximately 35% of the Total Reservation Charges, at the time the reservation is made. You will receive a Vacation Rental Agreement electronically or by mail. Reservations that are not confirmed with an Initial Payment at the time the reservation is made will be cancelled without notice. Oregon Shores Vacation Rentals accepts no responsibility or liability for tentative reservations (reservations made without an Initial Payment) In the event of delay, please call us at **541-994-8888** or e-mail us at info@oregonshoresvacationsrentals.com. [Back to quick links](#)

Indemnification.

Guest agrees to indemnify and save harmless the Owner and Agent for any loss, liabilities, claims, demands, damage, theft, cost or expense whatsoever arising from or related to or in connection with any claim or litigation associated with your use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or loss of property incurred or sustained by you, any invitees and/or other person(s) during your stay. [Back to quick links](#)

Items Left by Guest.

Oregon Shores Vacation Rentals is not responsible for any items left in a rental home. If we are able to locate items reported as left behind we will return them to you C.O.D. plus a \$10 retrieval fee. Items that are found but not claimed within 30 days will be discarded or donated to a local charity. [Back to quick links](#)

Items Provided by Oregon Shores Vacation Rentals.

- Bedding/Linens. Bedding (bedspread, blanket, linens/sheets and pillows) are provided for each advertised bed, futon, rollaway and sleeper sofa. Beds are made the day of your arrival, except trundles, top bunks, futons, rollaways and sleeper sofas.
- Towels. Every home provides one bath towel, hand towel and washcloth for each of the advertised maximum number of occupants, one bath mat for each full bathroom.
- Soaps. Dishwasher detergent, liquid dish soap and laundry detergent are provided.
- Sundries. For your convenience, you will find a starter supply of toilet paper, bath soap and shampoo.
- Kitchen Supplies. Kitchens are supplied with two kitchen towels and 1+ roll(s) of paper towels, dish soap, detergent, trash liners, a dish sponge and extra light bulbs; kitchens are not supplied with food staples, plastic wrap, foil, etc.

Note: Oregon Shores Vacation Rentals does not replenish supplies during your stay. [Back to quick links](#)

Keys.

You will find keys to the Premises in a lock box located near the entry door. We provide you with the lock box code upon confirmation of your Final Payment of this rental. The charge for a lost key is \$150.00, to replace all locks at the home. Upon checkout, return the keys to the lock box. [Back to quick links](#)

Maintenance.

Homes are inspected periodically for maintenance needs; however, breakdowns can and do occur. If, upon your arrival or during your stay, something in the home is not working properly, immediately call our office at **541-994-8888** or after hours at **541-270-8822** to report the problem. We apologize in advance for any inconvenience; however, we reserve the right to take corrective action to remedy an unsatisfactory situation rather than offer/pay compensation. You understand and agree that Agent may enter the rental property at any time for the purpose of making needed repairs. [Back to quick links](#)

Occupancy.

Occupancy is limited to authorized guests only. If Guest exceeds the maximum occupancy limit as stated in your Vacation Rental Agreement, you will be asked to vacate the property and your Total Reservation Charges will be forfeited. [Back to quick links](#)

Parking.

The number of available parking spaces is listed in each property description page. Excessive vehicles and improperly parked vehicles are a violation of this policy and cause for immediate termination of tenancy and forfeit your Total Reservation Charges. Street parking in many areas is not available. Please observe local parking signs and ordinances. [Back to quick links](#)

Pets and Other Animals/Wildlife.

No pets are permitted in the home or on the premises unless you have reserved a home that lists “Pets Allowed” in the individual property description page (NO EXCEPTIONS). A violation of this policy is cause for immediate termination of tenancy and forfeit your Total Reservation Charges.

“Pet Friendly” Property. Should Oregon Shores Vacation Rentals permit your pet onto a Pet Friendly rental property, an additional \$20 (per pet) non-refundable pet cleaning fee applies should you choose to bring your pet to the pet friendly unit. Unless otherwise advertised, a maximum of 2 pets are allowed. Proper clean up after your pet(s) is required to avoid a deduction from your credit card. The cost of cleaning, repairing or replacing item(s) damaged by your pet(s) will be deducted from your credit card. Local leash laws must be observed.

Other Animals/Wildlife. Oregon Shores Vacation Rentals shall charge Guest’s credit card and/or security deposit up to \$100 for feeding any wildlife or animal/s, other than Guest’s approved pet/s. [Back to quick links](#)

Pre-Reservations Information.

- Non-Discrimination. We conduct all activities in connection with the rental or sale of real estate without respect to the race, color, religion, sex, national origin, handicap or familial status of the guests.
- Occupancy Limits. We strictly enforce occupancy limits. The maximum capacity indicated on your Vacation Rental Agreement is the established limit of occupants and must be adhered to. Campers, RVs and mobile units may not to be parked at the home for additional sleeping space. Should you exceed the allowed occupancy limits, we reserve the right to deny access or to have the premises vacated without any refund of your Total Reservation Charges.
- Occupancy Restriction. Guest must be an adult and must occupy the vacation rental unit during the entire reservation period. Other occupants will be family members, friends, responsible adults or children under direct adult supervision. We reserve the right not to rent to fraternities, sororities, or other unrelated persons or groups under 25 years of age. [Back to quick links](#)

Refunds.

- No refunds for any reason.
- Owner and Oregon Shores Vacation Rentals shall not be liable for uncontrollable events that may interfere with your occupancy, including but not limited to Acts of God, extreme adverse weather, flooding, fires, strikes and nearby construction noise. No rebate, refund or relocation will be offered in these circumstances.
- No guarantee is made against failure of items including but not limited to: sump pumps, hot tubs, heating, A/C, TVs, media devices, plumbing fixtures and appliances. Guest should immediately report any inoperative equipment. Oregon Shores Vacation Rentals will make every reasonable effort to properly perform repairs quickly; or, without any obligation to do so, relocate Guest to another property. No refunds or rent reductions will be made due to failure of the rental home’s equipment or HOA amenities.
- If the home is not cleaned to your satisfaction when you check-in, or if something in the home is not working properly, immediately call our office at **541-994-8888** or after hours at **541-270-8822** to report the problem. We apologize in advance for any inconvenience; however, we reserve the right to take corrective action to remedy an unsatisfactory situation rather than offer/pay compensation. [Back to quick links](#)

Rentable Items.

Rentable items are not offered at this time. When offered, extra items, not provided by Owner, may be rented from Oregon Shores Vacation Rentals when making your reservation. The selected items will be waiting for you at the vacation home upon your arrival. At the end of your stay, return the rented items to

the place where you found them. Guest is responsible for any damaged or missing items. [Back to quick links](#)

Rental Period.

Minimum Stay. The minimum vacation rental stay is two nights.

Maximum Stay. The maximum vacation rental stay is 29 nights under one reservation and Vacation Rental Agreement. If you would like to stay for a longer period, please contact us at **541-994-8888**. [Back to quick links](#)

Rental Rates and Fees.

- The charge per night or week for rental. The rate varies from Low to High Season. Total charges for a vacation rental include the rental amount, taxes, reservation fee, housekeeping cleaning fee, damage-waiver fee, pet fee if any and hot tub fee if any. Special Event Reservations are subject to a Security Deposit & additional Special Event Fee.
- Daily Rates. The Daily rental rates (without taxes and fees) are listed in the online property description page of each home. There is a two (2) night minimum stay. Weekly rates may offer a lower per night rate.
- Weekly Rates. Weekly rental rates (without taxes and fees) are listed in the online property description page of each home.
- Rental rates and fees are subject to change without notice. [Back to quick links](#)

Renting a Home Under Construction/Renovation.

If your rental home is under construction/renovation and not completed in time for your arrival, we will attempt to arrange comparable accommodations at a similar price. If satisfactory replacement accommodations cannot be arranged, you may be offered a full refund. [Back to quick links](#)

Reservations.

- Making Your Reservation. You may make your reservation online or by phone. The greater of, 35% or \$300, of your Total Reservation Charges is required to secure your reservation. We accept Visa, MasterCard, Discover, Money Orders, Purchase Orders and Checks drawn on U.S. banks.
- Confirming Your Reservation. Once your reservation has been placed, you will receive a Vacation Rental Agreement electronically or by fax or mail. Your signed Agreement, along with your initial payment (the greater of 35% or \$300 of your Total Reservation Charges), must be returned to our office within 10 days of making your reservation. If a credit/debit card is used, the name on the payment card must be the same as the name of the person signing the Agreement.
- Your Final Payment. The remainder of your Total Reservation Charges balance is due 30 days prior to your arrival date. [Back to quick links](#)

Returned Checks.

You will incur a \$35.00 service charge for any returned check. [Back to quick links](#)

Right of Entry.

Oregon Shores Vacation Rentals reserves the right to enter the rental premises, at its sole discretion, anytime to investigate disturbances, check occupancy, for damage, pets, smoking or to make needed repairs, or to show property to prospective purchasers. [Back to quick links](#)

Security Deposit.

In lieu of charging a Damage Waiver Fee, a Security Deposit may be charged. The Security Deposit covers the cost of any missing items and breakage or damage (beyond normal wear and tear) to the premises and/or contents, extra, required cleaning and outstanding pay-per-view and/or long distance telephone charges. Contents of the home include, but are not limited to: furniture, bedroom, bathroom and kitchen items, carpets, rugs, window covering, artwork, electronics, equipment and appliances. Guest acknowledges and authorizes Oregon Shores Vacation Rentals to charge Guest's credit card for all damaged and/or missing items to the premises while occupied by the Guest. If cost of extra cleaning, replacement or repairs exceeds the Guest's credit limit, Guest agrees to pay the difference to Oregon Shores Vacation Rentals. Guest will be notified of any required excessive cleaning, repairs or item replacement and the amount charged to their credit card or deducted from their Security Deposit. Within 3 weeks after departure, the Security Deposit, or a portion thereof, if any, will be refunded to Guest at the address specified in Guest's Reservation Confirmation, after deducting any damage or excessive cleaning charges. [Back to quick links](#)

Smoking.

- Non-Smoking Homes. Smoking is prohibited in all homes, unless the home is otherwise designated a Smoking Accepted Home. Please respect the wishes of the Owner and incoming guests and do not smoke inside a Non-Smoking Home. Smoking in a non-smoking home will result in forfeiture of your Security Deposit and/or charge to your credit card.
- Smoking Approved Homes. If you have reserved a home that allows smoking, please smoke safely and use ashtrays and properly dispose of ashes and butts. [Back to quick links](#)

Telephone.

Some homes are equipped with telephones for local calls only. If the rental home has a telephone, the number is included on page one of your Rental Agreement. All homes (unless otherwise advertised) have a long distance block. Options for placing long distance calls include calling cards, credit cards, pre-paid phone cards and collect calls. Guest's credit card will be charged or Guest will be billed for any unauthorized long distance calls charged to the vacation home telephone. [Back to quick links](#)

Transient Tax.

State, county and city taxes apply to all rental revenue. [Back to quick links](#)

Travel Interruption Insurance.

Travel Interruption Insurance is an optional coverage offered by CSA Travel Protection to insure your vacation investment against certain unforeseeable misfortunes. The protections afforded by this Insurance include medical emergencies and reservation cancellations caused by severe weather conditions. This Insurance covers rents, taxes and fees paid for the vacation rental home you reserve. Policy coverages may not be available in all states and may contain reductions, limitations, exclusions and termination provisions. For more information, contact CSA Travel Protection at www.vacationrentalinsurance.com or call 866-999-4018. [Back to quick links](#)

Trust Account.

You agree that any rental payment may be deposited in an interest-bearing bank trust account and that any interest thereon shall accrue for the benefit of, and shall be paid to Oregon Shores Vacation Rentals as it accrues and as often as is permitted by the terms of the account. [Back to quick links](#)

Use of Property.

The rental property shall be used only: (a) by authorized occupants and, (b) as a dwelling unit for residential purposes, such as living, sleeping, cooking or eating purposes. You agree not to assign or sublet the premises, or any part thereof, without first obtaining written permission from Manager. [Back to quick links](#)

Vacation Rental Agreement.

The terms of this Vacation Rental Agreement shall control if there are any inconsistencies. This Agreement constitutes the entire contract, the complete and exclusive statement of its terms and is the final expression of the parties' agreement. Any provision of this Agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this Agreement. [Back to quick links](#)

Weather.

In the event of severe adverse weather conditions that interfere with your trip plans or occupancy, including but not limited to stoppage in supply of water, gas, electricity or plumbing, no rebates, refund or relocation will be offered, even in the case of a mandatory evacuation. Oregon Shores Vacation Rentals is not liable for loss, damage or injury to persons or their personal property, including any loss or damage caused by weather/road conditions or other uncontrollable event. [Back to quick links](#)