

~ Evans Farm ~  
Booking Confirmation and Rental Agreement

Dear Guest,

Thank you for choosing our farm and home for your vacation. We hope that you have a pleasant stay.

The property is located at: 83581 East Dorrance Lane, Joseph, Oregon, 97846

Phone: 541-745-8772

Your confirmation is as follows:

Check-in date: \_\_\_\_\_ after 5 pm PST

Check-out date: \_\_\_\_\_ by 11 am PST

Number of adults: \_\_\_\_\_

Number of children: \_\_\_\_\_

Pets: \_\_\_\_\_ (Pet's must be pre-approved. We love pets but they must be well mannered, not destructive, and house trained. They cannot be left unattended in the home unless they are kenneled)

Your deposit of \$ \_\_\_\_\_ is due and payable upon receipt of this agreement.

Rental rate and fees are as follows:

\$249 per night for the first two adults x \_\_\_\_\_ nights = \$ \_\_\_\_\_

\$15 per night for each additional adult. Children two and younger stay for free.

\$10 per night for each pet.

Cleaning fee \$75

State and County Tax 9% of Total \$ \_\_\_\_\_

Less deposit \$( \_\_\_\_\_ )

Security/Damage Deposit \$350 (to be refunded within 2 business days after checkout. Refund will be sent as a Money Order by Priority Mail)

TOTAL Due \$ \_\_\_\_\_

The total payment is due on or before \_\_\_\_\_.

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will provide instructions for check in to the property.

Thank you for choosing The Evans Farm. We wish you a great stay!

### SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between \_\_\_\_\_ ("Homeowner") and \_\_\_\_\_ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

#### 1. Property.

The property is located at: 83581 East Dorrance Lane, Joseph, Oregon, 97846

The property is completely furnished and includes sleeping accommodations for eight (8) with linens and towels. In addition we provide the following: washer and dryer with laundry soap, Wi-fi, a computer for guests, big screen TV connected to Direct TV, DVD player, many books, cards, board games, maps and local menus, plates and silverware, pots and pans, baking utensils and pans, coffee maker, filters, and French Press. It is our pleasure to supply complimentary locally roasted coffee beans, locally made bars of organic goat soap, and locally made chocolate truffles for your enjoyment.

2. Rental Party:

The rental party shall consist of Guest and the following persons: \_\_\_\_\_  
\_\_\_\_\_

3. Maximum Occupancy:

The maximum number of guests is limited to 8 adults, with additional children allowed.

4. Term of the Lease:

The lease begins at 5 p.m. on \_\_\_\_\_ (the "Check-in Date")  
and ends at 11 a.m. on \_\_\_\_\_ (the "Checkout Date").

5. Minimum Stay:

This property requires a two night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the 2-night rate.

6. Rental Rules:

Guest agrees to abide by the House Rules listed below at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access:

Guest shall allow Home owner access to the property for purposes of repair and inspection. Home owner shall exercise this right of access in a reasonable manner.

## House Rules

1. Smoking is NOT allowed inside the house

2. People other than those in the Guest party set forth above may not stay overnight in or on the property. Any other person in or on the property is the sole responsibility of Guest. If additional guests (or pets) are allowed by the Guest, beyond what is in the contract, the Guest will be charged at the following rate ~ \$30 per night for each additional person and \$20 per night for each additional pet. We ask that you honor your agreement. Charges for any unauthorized guests and/or pets will be subtracted from your security deposit. Guests are not allowed to exceed the occupancy limit agreed to above.

3. Guests should not create excessive noise at a level that disturbs neighbors.

4. The Evans Farm including the home and outbuildings and property, is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

5. Keep the property and all furnishings in good order

6. Only use appliances for their intended uses

7. PETS are permitted only with prior approval and the Pet Addendum must be completed.

8. PARKING: Vehicles are to be parked in designated parking areas only.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Please do not remove towels and linens from the home.

10. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the house.

13. Water and Septic: The home is on a well and septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$3000 to dig up and pump the system.

14. Storms: If there is a storm no refunds will be given. Mountain roads can be curvy and steep. NE Oregon can experience winter weather. We highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

### **PET ADDENDUM**

It is hereby agreed by and between \_\_\_\_\_ (Homeowner) and \_\_\_\_\_ (Guest) that homeowner will allow guest to have the following described pet or pets and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet or pets as described below:

Type of Pet: \_\_\_\_\_

Name: \_\_\_\_\_

Color: \_\_\_\_\_

Weight: \_\_\_\_\_

Age: \_\_\_\_\_

Sex: \_\_\_\_\_

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of \$10 per pet per night.
2. Pets to be up to-date on rabies vaccinations and all other vaccinations and worming.
3. Pets are not allowed in the pastures or barn area with the farm animals and should be leashed when necessary.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival.
7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended in the home.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pet while on the property.

Sign \_\_\_\_\_ Date \_\_\_\_\_