

Sea-Nik Vacation Rentals
3138 Hwy 101 N
Yachats, Oregon 97498
Office (541) 547-3036

Rental Agreement

Reservations:

You must be 21 years of age to make a reservation.

All reservations are subject to local lodging tax.

We reserve the right to cancel any reservation within 30 days of arrival with a full refund.

A non-refundable dog fee applies to all dog friendly homes. Please see listing details as fees differ depending on the home. All pet friendly homes have a 2-dog max. No cats allowed. Dogs are not allowed on any furniture or bedding and must remain in crates if left unattended. Please see the listing details to determine if your home is dog friendly.

We have a two-night minimum — three-night minimum on major holidays. Major Holidays include New Year's, MLK Day, President's Day, Spring Break, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving, Christmas. Free nights do not apply to holidays.

Cancellations:

Initials _____

Guests that give 30 days' notice will receive a full refund. There are no refunds for cancellations of less than 30 days of arrival. Additionally, we only allow date changes with 30 days notice.

Unfortunately, Sea-Nik is not able to offer cancellation trip protection at this time. There are several intermediary companies that offer trip protection which can be purchased online. Just google "travel insurance" for additional information. We strongly recommend purchasing trip protection as unexpected circumstances can come up which may interfere with your travel plans.

If you did not book directly with Sea-Nik Vacation Rentals, but rather booked through a third party intermediary such as Airbnb or VRBO both Sea-Nik rentals as well as our guests will be subject to the terms and conditions of that third party intermediary including their set cancellation policy as outlined at the time of the booking.

Check In / Check out:

Check In is at 4:00 PM

Check Out is at 11:00 AM

There is a \$100.00 fee for unscheduled late checkouts.

Please let us know if you need an early or late check out to determine if we can accommodate your request.

No refunds for early departures.

Occupancy:

Maximum occupancy and number of vehicles is strictly enforced. This includes visitors unless prior permission from rental office is given.

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Violation of any federal, state, city, or county laws as well as company policy or house rules are grounds for immediate eviction without refund.

Tents are prohibited outdoors for any vacation rental by ordinance with our local municipalities.

Homes may not be sublet.

Please be respectful of neighbors and note quiet time is between 9:00 PM and 9:00 AM.

We do not allow wedding parties, graduation parties and the like. We pride ourselves on providing the utmost respect for our neighbors. Complaints from neighbors are subject to immediate eviction without refund.

R.V.'s, Motor homes, Boats, Campers, and Trailers are prohibited per local municipality ordinance. R.V.'s are not allowed even if it is your only means of transportation. If you are traveling with one of these vehicles, please inquire in advance regarding alternative parking options, we may have a solution that suits your needs.

Firewood or presto logs are provided in some homes. Please see the listing information for details. Absolutely no burning of driftwood from the beach in any of our fireplaces or wood stoves.

Linens, paper products, trash bags, dishwasher soap, laundry soap, shampoo conditioner, and body wash as well as cleaning supplies are supplied in each home.

We recommend that you bring a flashlight — especially if you plan to arrive after dark.

Please do not re-arrange furniture. If you move something, please return it to the original location.

Initials _____

Please do not change the settings or cords to ANY electronic devices or remote controls. If you do so, please return everything to its original location and **check to make sure the TV is working.** Your credit card will be charged if we need to send a technician out to resolve issues with the TV settings.

Cooking of **LIVE** crab is prohibited in all Sea-Nik properties. You may have live crab cooked down by the docks in Waldport.

Sea-Nik Vacation Rentals reserves the right to enter the home if the need arises without guest permission.

Dog Friendly Homes: (Please disregard if you are staying in a non-pet friendly rental. If you have questions about this please ASK!

All dogs must comply with the following specifications:

- 1) Must be at least 1 year of age or older.
- 2) Must be housebroken.
- 3) Must be up to date on Rabies and all other vaccinations.
- 4) Must be treated with flea repellent prior to arrival.

Each pet friendly home has a non-refundable dog fee with a two-dog maximum. Unfortunately, we cannot make exceptions to this rule, so please be advised. Dog fees vary, so please check your listing, or contact us if you have questions.

All dog(s) must be leashed and attended to at all times when outdoors.

Dog(s) are not allowed on any furniture or bedding. If your dog is a lap dog, please bring sheets or towels to cover any furniture or bedding. Pet hair is next to impossible to remove entirely from bedding. While you may not be bothered by this, the next guest very well may be. Please take this advisory seriously as you may be charged extra to replace bedding if you allowed your dog on the bed.

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Dog(s) must be in a crate if you decide to leave the house and dog unattended.

Any complaint of a barking dog will result in a phone call to the guest to remedy the situation. A second complaint will result in eviction without refund.

Dogs must not cause damage to the premises or furnishings. Any damage incurred will be charged to the credit card on file.

Homeowner and Management Company assumes no responsibility for loss or injury that may occur to dogs or humans while on the premises. Guests shall solely be responsible for the dog(s) while on the property

Hot Tub Guidelines – (Please disregard if you are not staying in a home with a Hot Tub. If you have questions about this, please ASK!

Renter agrees that within 30 minutes of arrival they will report any problems with the hot tub to property manager.

- You are using the hot tub at your own risk.
- Guests must shower and have clean feet before entering the hot tub.
- No oils, bubble bath, soaps, gels, or other liquids are allowed in the tub.
- No glass in or around the hot tub.
- No horseplay in or around the tub.
- Cover shall remain on the hot tub at all times when not in use.
- Pregnant women, persons with heart disease, diabetes or high blood pressure as well as elderly persons should not use the hot tub without a doctor's permission.

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- We do not advise young children to use the hot tub. In the event that you allow a minor to use the hot tub, they must be supervised by an adult at all times.
- Hot tub temperatures by law cannot exceed 103 degrees.
- Never use the hot tub alone.
- Limit the time in the hot tub to 15 minutes.
- High water temperature in a hot tub will accelerate drowsiness if a person has consumed alcohol or is taking drugs, increasing the risk of drowning.

Renter agrees to use extreme caution and care in the hot tub and on the premises and to pay for any and all repair charges for damage caused by the renter or the renter's family members or guests.

Cleaning:

We ask that you tidy up before leaving the home. The following is a check list of housekeeping duties you will need to do before leaving:

- Please do not strip the beds.
- Empty all trash in garbage cans provided.
- Tidy the kitchen.
- Empty the refrigerator/freezer.
- Please load and start the dishwasher. Please wash dishes in homes without a dishwasher.
- Please start the first load of towels in the washing machine.
- If you are staying in a pet friendly rental, please make sure you have cleaned up after your pet. This includes pet hair, as well as any waste left outside. (Your credit card will be charged if you neglect to do this)
- If you have used the B.B.Q. please clean it right after use. (You may be charged extra if you neglect to do this)
- Make sure all lights are turned off.
- Set the thermostats down to 55 degrees.

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- Close and lock all windows and doors.
- Make sure the doors are locked.

Damages:

The primary renter (person paying for the rental) is responsible for any expense incurred during the guest stay, including but not limited to damages (including the hot tub and cover,) missing or lost items or personal injury to persons while visiting. Any missing items, or damage to the home will be charged to your credit card.

Sea-Nik Vacation Rentals and its employee's, as well as the owner of the property disclaim all liability for death, injury, loss or damages. Renters are entirely responsible for their health and safety while visiting the home and premises.

Lost and Found:

Sea-Nik Vacation Rentals is not responsible for items left in the home. Unclaimed items will be held for 14 days only. Guests will be charged a minimum of \$25.00 plus shipping costs to return all items left behind.

Lawn Care:

We try to schedule yard maintenance around tenant occupancy whenever possible. If yard crews arrive during your stay every effort will be made to work as swiftly as possible to minimize any disturbance to you. Your patience in this matter is greatly appreciated.

We are located in Yachats. Please contact us regarding any concerns or urgent needs. We are here to assist you!

Initials _____

We hope that you enjoy your stay!

Nikki Hamilton

Primary renter

Date

Address

Phone number

Drivers license/ state

Emergency contact information

Name of house

Date of arrival

Initials _____