

Rogue Country Rentals LLC Rental Agreement

ADDRESS: 7017 Dark Hollow Rd, Medford Oregon 97501 Phone: (541) 326-2257

CHECK-IN TIME is after 3 P.M. Pacific Time and CHECKOUT is 11 A.M. Pacific Time. Sorry, NO early check-in or late checkout (unless with prior approval, especially during peak summer months).

This is a NON SMOKING unit.

DAMAGE/SECURITY DEPOSIT - A \$300 refundable security deposit is required for all reservations. The deposit is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish, discards and recycling are to be placed in appropriate dumpster and soiled dishes washed.
- All keys are to be left on kitchen table at the time of departure.
- No linens are lost or damaged.
- NO early check-in or late checkout (unless with prior approval, especially during peak summer months).

CANCELLATION AND REFUND POLICY:

Reservation Payment

- A first nights deposit is required at the time of booking for all reservations or as agreed.
- Reservations are subject to applicable deposits.
- Balance is required 30 days prior to reservation date.
- Pay by PayPal, Visa, MasterCard, check, cashiers check, or money order .

Cancellation Policy

- 30 days from reservation date:
 - No refunds unless it is re-rented. \$50 cancellation fee.
- 31-60 days from reservation date:
 - First Nights deposit retained. \$50 cancellation fee.
- 61+ days: \$50 cancellation fee.

CLEANING FEE – \$50-\$100 / \$150 for both units.

MINIMUM STAY – This property requires a 3 night minimum stay unless availability permits. Longer minimum stays may be required during holiday periods.

INCLUSIVE FEES – Rates include a one-time linen & towel setup.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate, however, it can be arranged at an additional rate.

RATE CHANGES – Rates subject to change without notice.

WATER AND SEPTIC – These properties are on wells 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 two hundred dollars (\$200).

TRAVEL INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

ASSUMPTION OF RISK: Guest acknowledges that there are inherent risks associated with the rental of a rural Rental Unit, and hereby expressly assumes all risks associated with same. The inherent risks include, but are not limited to, injury to persons or damage to property resulting from natural geographical formations, landscaping, wild animals and domesticated animals, weather-related phenomena, and other acts of God.

INDEMNIFICATION; HOLD HARMLESS: ROGUE COUNTRY RENTALS LLC reserves the right to refuse service to anyone. ROGUE COUNTRY RENTALS LLC shall not be responsible for loss of money, jewelry, or valuables of any kind, or damage to or loss of any kind due to any combination of fire, theft, or any means whatsoever on the premises. Guest agrees to hold harmless ROGUE COUNTRY RENTALS LLC, and any and all owners of the real property located at 7017 Dark Hollow Road, Medford, Oregon, from any and all damage to real and/or personal property and/or bodily injuries to Guest or members of Guest's party while staying at the Rental Unit. In the event legal action is institute to enforce this Agreement, the prevailing party shall be entitled to reimbursement for all reasonable attorney fees and costs.

Arrival Date _____

Departure Date _____

It is required that each guest sign below.

I have read and understand this rental agreement and the conditions therein.

Sign _____ Date _____

Address _____ Phone _____

Sign _____ Date _____

Sign _____ Date _____

Sign _____ Date _____

Sign _____ Date _____