

# Vacation Rental Agreement

# THE KENTON HOUSE

7829 N. Brandon Ave, Portland Oregon, 97217 | 503.806.6390 | info@kentonhouse.com | Landlord/Manager: Meris Brown

### General Rental Policy:

- Check-in time is 4:00 p.m. Check-out time is 12 noon.
- No smoking is allowed inside.
- No pets.
- Theft, vandalism of any kind will not be tolerated. Violators will be prosecuted and billed for any damage.

**Maximum Occupancy:** Maximum occupancy is 6 people. The house is set up to sleep 4 comfortably. There are two bedrooms. One has a full size bed and the other has a queen size bed. There is some space for sleeping bags, as well as the couch that is plenty big for sleeping 1.

**Linens & Supplies:** Enough linens and towels are provided for the number of guest the house has been booked for. For your convenience there is a small amount of dish detergent, one roll of toilet paper, and bathroom soap. Enough coffee (with sugar and cream) is provided for your guests for 1 day. You will need to bring supplies with you for use during your stay.

**Appliances & Equipment Problems:** Repairs to malfunctioning appliances or equipment will be performed as soon as possible, appliance / equipment function cannot be 100% guaranteed.

**Phone & Internet Access:** There is no phone in the house. The house has wireless internet access for your use. In case of emergency, use your cell phone. We are not responsible for any emergency, and cannot guarantee that we will be available during an emergency.

**Parking:** There is ample street parking near the house.

**Cleaning & Damages:** Please leave the house in the same general condition, as it was when you arrived including washing the dishes and cleaning the stove. If there is damage to the house, carpet spots, stained towels or linens, Furniture or item breakage, items missing, etc., or it is left in unreasonable condition or excessively dirty, you will be financially responsible. We will give an explanation of the charges before we issue an invoice.

**Cancellation Policy:** In the event of a cancellation it is necessary to notify us as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your money will be refunded. If we are unable to re-rent we will refund 75% of your total payment

**Noise:** Please keep any volume at a reasonable level. After 10 we ask that you please be aware of volume as a respect to the neighbors.

**Checking In / Departure & Keys:** A week before your arrival we will contact you and let you know the code for the Lock Box or coordinate check-in. You will be responsible for locking the house when you come and go.

When you check-out you will need to return the key to the Lock Box and make sure all windows and doors are locked. Please turn off thermostats, faucets and all heating units in the house before you leave. There will be a \$10.00 charge on each key not returned. You are required to vacate rented premises no later than the hour of check-out time and date shown below.

**Waiver and Release of Liability:** I hereby release, waive, discharge, and covenant not to sue the owners, landlord or managers of THE KENTON HOUSE for any liability, claim, and/or cause of action arising out of or related to any loss, damage, or injury, including death, that may be sustained by me or others in my party, or to any property belonging to me or others in my party arising out of use of the house or property.

I (we) agree maintain the property in the same condition in which it was found. Reasonable wear and tear accepted. I (we) agree to replace or pay for losses, breakage or damage should such occur. LANDLORD/MANAGER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

# Of Persons Staying: \_\_\_\_\_ Check-In Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Check-Out Departure Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

I have read and agree to the terms of this agreement; the Waiver, and Release of Liability.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Signed

Please keep a copy for yourself. Print, sign and mail a copy to the address at top. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when payment has been received in full. Please make all checks payable to Meris Brown.