

Ocean View Cove
15502 Lily Field Lane, Brookings, Oregon 97415
Hosts: Mike and Cathy Loughheed
Mailing Address: 711 Medford Center #403, Medford, Oregon 97504

Call 541 ~ 541-773-6627 phone/fax
For our web page, see: www.oceanviewcove.com



Ocean View Cove is a beautiful three bedroom/den, two baths Brookings home directly overlooking the Pacific Ocean, with a private beach access to a wonderful private cove. You will be delighted with ocean views from nearly every window! Please review and complete the rental agreement and enjoy your stay in Brookings!

1. **Arrival Date:** _____ **Time:** _____ (4 P.M. or later)
2. **Departure Date:** _____ **Check out time is 11:00am. Charges will be applied for early arrival or delayed check out unless arranged prior to visit.**
3. **Number of nights:** _____
4. **Name of Applicant (or Responsible Party):** _____
5. **Date of Birth:** _____ **Social Security #:** _____
6. **Names of all persons who will occupy the house. Include ages of all guests 18 years and under. Maximum number of GUESTS is six. Exceeding this limit will result in loss of deposit and/or eviction.**

6. **Automobile (Maximum 2: No campers, tents or RV's)**
 Make: _____ Year _____ Reg# _____ Rental? _____
 Make: _____ Year _____ Reg# _____ Rental? _____
7. **COMPLETE Billing Address:**

8. **Home Phone:** _____ **Business/cell Phone:** _____
9. **E-mail address:** _____ **Driver's Lic #:** _____ **State:** _____
10. **Payment:** Personal check or money order may be used as a DEPOSIT to HOLD your dates against cancellation and for security. There is a 3% user's fee for all credit card charges. Checks or credit card is accepted for rent. Deposit MUST accompany original signed application in order to guarantee your dates. Temporary FAX/email of agreement does not replace the signed original but may hold dates until original is received.
11. **Credit Card Number (Applicant): We accept M/C** _____ **Visa** _____
 _____ **Expires:** _____ **3-digit code:** _____

Initial _____

By signing I approve payment by credit card above.

_____ **Date:** _____

We're happy you found us! Please tell us how:

"vrbo" HomeAway Other internet: _____ other: _____

Please review entire rental agreement completely.

Rental Deposit: A fully refundable security deposit of \$400 will FULLY REFUNDED if the conditions of the rental agreement have been met within 30 days of departure. Your date of occupancy will NOT be secured until the deposit is received by mail/FAX at the above address.

- The total rental amount must be received one month in advance of occupancy.

• **IF STAYING LONGER THAN ONE WEEK: An additional REFUNDABLE security/cleaning deposit of \$150 (total \$450) will be held in the event of excessive cleaning verified by management and/or utility charges in excess of \$75 per week.**

- This is a non-smoking home, including in the home or on the grounds.

Refunds and Cancellations: In the event of cancellation up to 30 days prior to your expected visit a full deposit refund will be made. After 30 days, refunds will ONLY be made if able to rent your FULL selected time.

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- **No refunds will be made for early departure.**

- Once terms of the rental agreement are met for security and cleanliness the security deposit will be refunded or destroyed within 30 business days or less.

- **Travel insurance is recommended for extended stays.**

Rates Low Season <u>November through April</u> <u>except Holidays</u>	Rates High Season <u>May through October</u>	ALL HOLIDAY RATES & Spring Break, <u>3 night minimum</u>
\$175/night for up to 4 guests \$10/night per additional guest Weekly: \$810/7 nights (\$115.71/night) TWO night minimum All Holidays: HIGH SEASON RATES	\$245/night up to 6 guests Weekly: \$1410/7 nights (\$201.42/night) THREE night minimum Six guest maximum at all times	\$245/night up to 6 guests Weekly: \$1410/7 nights (\$201.42/night) THREE night minimum Six guest maximum at all times

Cleaning and Oregon Lodging Tax: One week or less visit, \$150 nonrefundable to keep our home in condition as found. **Other Charges:**

- *\$50 lost key charge
- *\$50 pet fee, nonrefundable
- *\$75 returned check fee

Please note: There is no on-site management.

Management may be reached by phone only: 541-941-0253

****Six Guests Maximum:** No more than six guests may occupy the house and property at one time. Parking is available for two vehicles. No overnight guests in recreational vehicles, campers, or tents are allowed. If you exceed these limits your stay will be abruptly terminated and your deposit and remaining rent will not be refunded.

Pets: Pets are considered on an individual basis. Please see pet policy and contact owners prior to

application.

Beach Access: Please access the beach stairs and completely private beach from the FRONT (street side) of the home. Access the stairs by walking out the front door, turn to your right; walk passed the immediate home to the south. Turn right again toward the ocean to the stairs and the gate, closing gate behind you. The "No Trespassing" sign on the gate pertains to nonresidents only. It does not pertain to our guests.

Children: We have an infant/toddler folded bed in the master bedroom closet. Our home is not "toddler proof". Children are NOT allowed in the hot tub. **At your own risk: Children are to be supervised while playing in the back grassy area, driveway or beach. Please honor the neighboring private space/home to the north that is not fenced.**

Smoking: Smoking is NOT permitted in or around the house. This includes the deck area.

House Etiquette: Lily Field Lane is a quiet neighborhood. We welcome you to enjoy the beauty and to use the grounds, but please do so with respect for the neighborhood. There are no fences to obstruct the view or separating neighboring areas. We ask that you consider neighboring homes when using the grounds at Ocean View Cove.

Utilities: Unfortunately, we have to require additional deposits for guest stays longer than one week in the event of excessive gas and electric use. All security deposits are **fully** refundable.

All Guests: Please use the gas fireplaces for **ambience** only; they are NOT a heat source and are extremely costly. They are also temperamental even though we have had them serviced numerous times and unfortunately may or may not work apparently due to the occasional high coastal winds! The primary heat source is the efficient heat pump with a thermostat remote provided. PLEASE turn off heat when opening windows and doors.

Shoes: Please use hose near front and back doors for spraying sand off of feet and/or remove shoes.

Upon receipt of this agreement and full rent, due 30 days prior to your visit, we will supply key code and internet login information, directions and check-in and check out information by mail or email.

1. Sign and return the Rental Agreement along with \$400 deposit for holding the reservation. The reservation is held ONLY with receipt of the deposit and original signatures on this application on a "first-come-first-served" basis. A FAX/email replica will suffice until original is received. If we do not receive the deposit in the time allotted the reservation will not be held.
2. Full rental amount and cleaning fee must be received within thirty days prior to your stay.
3. Please email or mail the form back: *Lougheed/Ocean View Cove, 711 Medford Center #403, Medford, Oregon 97504.*
4. Two checks, deposit and rent, are payable to: "*Lougheed*". We accept credit cards for rent but any credit cards charged are subject to a 3% service fee.
5. You may prefer to FAX this registration form to: 1-541-773-6627. If you choose this method, please understand that we do not guarantee your dates until the original, signed application is received.
6. Please keep a copy of this form for directions, check in and out times and agreements.

Initial _____ **HOT TUB ~ PLEASE NOTE:** The hot tub is for the use of our adult guests only. Hot tub use and the supervision of children near the hot tub are at your own risk. Please remove body oils, lotions, and sand before hot tub use. **Additional fees may apply for their removal from the hot tub.**

Initial _____ **NOTE:** All information is confidential and shredded after occupancy. The Owner may obtain a credit report or a tenant screening report which generally consists of all or part of a) credit history/report, b) public records c) credit ratings and/or d) criminal records. For some of our guests who may have owned a home for a long time and have not rented a home these conditions may seem unnecessary. However, this is a customary rental information and similar rental agreements can be viewed at soroa.net, the site for Southern Oregon Rental Owners Association.

See page 4 for "Agreement" and signature.

Agreement: I have read this agreement and understand what my guests and I am responsible for while occupying Ocean View Cove. I will make my guests aware of these conditions. I understand that any departure from these conditions could result in non-refund of the deposit and rent, as noted. I understand that the owners of 15502 Lily Field Lane cannot be held responsible for any injury that may occur during my stay. I understand that breach or violation of this agreement could result in loss of part or full deposit. Complete refunds of deposit will be made for meeting these agreements.

Signature of Responsible Party

Date