

BAKER STREET INN & VACATION RENTALS

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AGREEMENT AS TO TERMS OF BOOKING AND RENTAL BAKER STREET INN & VACATION RENTALS

We have found that a written Agreement outlining fully our mutual understanding of the rights and obligations affecting both you (“Guest,” or “You”) and us (“the Host,” or “We”) throughout the course of our rental relationship is the best way to ensure that the parties have indeed reached and do share such an understanding. It is our consistent intention to deal with our Guests fairly and with complete integrity, to help relieve the stress often involved in arranging for lodging in a faraway place, and (in short) to offer the most positive lodging experience possible throughout the entire course of your stay. We regard the opportunity to host you as a privilege, and genuinely want to meet or even exceed your expectations. We ask that you carefully review the following terms, and to please bring to our attention any questions or concerns you might have, no matter how small. If a matter is important to you, it is also important to us.

This is intended and understood to be a legally binding agreement.

1. CHECK-IN & OUT, TIMES. Check-in is any time after 4 P.M., and checkout is by 11:00 AM, unless other arrangements have been specifically requested and agreed upon. Should any adjustment to these times be required by circumstance, we will try our very best to be flexible, but nevertheless ask that you please let us know at the earliest possible time. Since we must often clean and prep the places completely after “back-to-back” rentals (some of them longer-term), and it is only we two and we have our own high standards for your satisfaction and enjoyment, early arrival tends to induce stress! Please give us time to present the places the way we’d like to. It will be well worth the wait.

If you will be arriving after 4:00 pm, arrangements can easily be made for check-in at another later hour that might be mutually convenient for you, and us.

Should you be arriving earlier than we can accommodate you, we are happy to hold your luggage for you while you go “out and about” for a while.

2. SMOKING OUTSIDE ONLY, PLEASE. This is a non-smoking property. Smokers are welcome to indulge, conforming to Oregon law, anywhere they might choose,

outside. Oregon law states that smoking must occur at least 10 feet from any window or doors. Our city park is only 1 block away!

3. MAXIMUM OCCUPANCY/ NATURE OF USE. Occupancy is limited to 10 in the main house and 5 in the cottage, primarily to enhance your experience during your stay. More guests than the reservation was created will incur extra charges. Requests for larger parties will be considered only on a case-by-case basis. We would like to accommodate you if possible, but have put a great deal of time and thought into these guidelines.

The “Golden Rule of House Rental” is that you would do nothing in, or to, our home that you would not want us to do in yours. We would like for you to be able to relax and enjoy the place in that spirit, and also to take an interest in helping to care for, treat with respect, and help to protect it. Larger social gatherings (say 10 or more), including parties, are not generally allowed, in order to avoid damage to the home or its contents and to contribute to peace and quiet in the neighborhood. Violation of this rule is totally unacceptable, and if we feel the violation to be sufficiently disrespectful and/or see damage done as a result, grounds will exist for immediate expulsion. Please, let’s not have to go through that; You’re here for a wonderful vacation!.

It's a much better practice to just *communicate*. We are open people. We want to see you have a great time while you are our guests. Depending on the nature of the gathering, we might have no problem. Please understand that we cannot approve open-invitation parties, where you don't know the number coming. There is nothing necessarily wrong with such events, but please plan on celebrating them elsewhere.

To sum it up: if you you should have in mind any ideas for a social gathering other than strictly lodging, by all means let’s talk about it. Better for both of us to know all parameters in advance.



4. MANNER OF PAYMENT: OPTIONS. In order to secure the reservation, payment can be made by credit card, debit card or c. The reservation is finalized only when payment is received, so prompt payment will best assure that your lodging arrangements will be secure. We have put into place the “first pay, first book” policy which essentially means that the first one to pay for a reservation is the party who is confirmed. It does not

matter who might have said what, when, or what might have been understood. The first paying party receives the booking.

Payment made and property is booked. There is one less thing to worry about!



View of Historic Downtown McMinnville

5. SECURITY DEPOSIT / PROPERTY DAMAGE PROTECTION

We don't require you to provide us, in advance, with some of your money that we then hold onto until you check out as a security deposit. We charge a \$39 fee for "Property Damage Protection" coverage provided by CSA Travel Protection. You are covered for accidental damage, as long as you tell us about it before you check out. If you do not report damage prior to checking out, your credit will be charged for actual repair costs.

*** Please.* We understand that accidents of various kinds do happen. (And, if it might indicate an unsafe situation having to do with the building or its fixtures, which could be addressed to avoid potential harm or hassle to other guests, we certainly need to know about it.) Please just let us know if something breaks, or if a cooking pan has been blackened seemingly beyond repair, or whatever. Your honesty will be appreciated, and no penalty will necessarily be imposed. Please do *not* hide broken shards under the bed or behind a cabinet, where we might cut ourselves while cleaning up.

Just remember: you are invited to treat and enjoy the house as your own. As noted, accidents do happen. We hope that you will relax and fully enjoy yourselves, but also take good care of our house, and help us to provide you (and the next guests, and those after) with the very best experience to be had.

Thank you.

6. CANCELLATIONS. *Relax:* we know that any successful enterprise is (or should be!) built upon a foundation of fair dealing and attentive customer service. We do *not* want to take your money, unless it has been happily earned. Good karma is good business; we are certainly not looking to take unfair advantage of anybody, or their circumstances. Nevertheless, it is important that you understand that once we have committed to keep your space open, we must consequently turn away any number of other guests ready and willing to pay. So here is our "balancing act," protecting your interests and ours. Understanding can be gained by fully reading this simple policy.

Reservations may be freely canceled upon request at any time prior to thirty (30) days before the date of scheduled occupancy. (Some regional events require a 60-day cancellation and money will only be refunded upon rebooking by another party. IPNC, Memorial Day, Thanksgiving, and all of August) Full refunds will be promptly and cheerfully given with a \$25 cancellation fee, and we will hope to see you at some later date. Cancellations or changes that result in a shortened stay made within 30 days or less of the scheduled arrival date may result in forfeiture or adjustment of the refund to be paid. Cancellation or unilateral early departure does not warrant any refund of monies advanced.

7. CANCELLATION/ MONTHLY RESERVATION – SPECIAL PROVISION.

Monthly renters who wish to cancel their reservations or change their plans in order to shorten their stay must do so at least sixty-one (61) days prior to check-in in order to receive a full refund.

8. MINIMUM STAY. This property requires a THREE (3) NIGHT minimum stay during high season, or by mutual agreement.

9. INCLUSIVE FEES. Rates include a one-time linen-towel setup, and whatever other arrangements might have been specifically requested.

While linens and bath towels are provided and their cost included, maid service is not. The \$150 cleaning fee will be required for your stay. Excellent laundry and housecleaning services are available if desired for a reasonable cost; just ask. Our housecleaning standards have been recognized as superb, and may facilitate the enjoyment of your stay. Supplemental cleanings are recommended (but not required) for guests staying longer than two weeks.

10. FALSIFIED RESERVATIONS. Any reservation that we feel in our sole discretion to have been obtained under false pretense, to our detriment, will be subject to immediate cancellation and forfeiture of funds advanced (whether rent or deposit), and the party will not be permitted to check-in. Or, if occupancy has already begun, it will be immediately terminated. We have never had to exercise this provision, and hope to never have to.

11. LIABILITY OF HOST. We have made every effort to ensure that the unit is well maintained, sound, and safe. It is understood and agreed that we shall not be held liable for any injuries, accidents, or other harm except that resulting from our own negligence.

12. WRITTEN EXCEPTIONS. Any exceptions to the above mentioned policies must be approved in writing in advance.

For the mutual convenience of the parties, it is understood and agreed that by making payment as requested, I (the Guest) shall have acknowledged and consented to all terms and conditions of this agreement, on behalf of myself and those in my party. No actual signature is required on this document to evidence the terms of rental, as stated. The date of this Agreement shall be the same as the date first payment has been made.

Agreed and Understood by Guest and Host.