

Lodge Rental Terms

Prior to booking, guests must agree to the following:

1. Check-in time is 3:00 pm and checkout is 11:00 a.m. unless alternate agreement is made with the owner.
2. NO SMOKING/PETS/WEDDINGS/EVENTS – No smoking of any kind near doors, windows and inside the cabin. No pets are allowed, no bachelor parties, parties or weddings. No events that involved non-registered guests.
3. MAXIMUM OCCUPANCY/GUEST NAMES – If the Lodge rental includes use of the 1st and 2nd floors (6 bedrooms with ensuite bathrooms) the max occupancy is 16 adults and children of any age. When the rental also includes the Ground Floor (2 bedrooms with ensuite bathrooms, powder room and yoga room, \$200/night additional cost) the max capacity is 20 adults and children of any age. The names and ages of all guests are to be provided to owner as part of the rental agreement prior to arrival.
4. CHECK OUT PROCEDURE (Renter is responsible for communicating house rules and check out procedures to all guests)
 - a. All debris, rubbish and discards are placed in garbage bags and placed in outdoor garbage/recycle cans.
 - b. Soiled dishes are placed in dishwasher and clean cycle is started. Ovens are left clean as on arrival.
 - c. Any furniture (indoor and outdoor) and sport equipment (kayaks/canoes/SUPs, paddles/lifevests) are moved back to the original location.
 - d. All games and puzzles are left ready for the next guests.
 - e. All keys are left on the kitchen counter and unit is left unlocked.
 - f. All charges accrued during the stay are paid prior to departure.
 - g. No linens are lost or damaged.
 - h. No unauthorized guests or exceeding maximum occupancy.
 - i. The full check out procedures (provided in the Lodge Info Book) is followed.
5. CANCELLATIONS – Cancellations made greater than 60 days from check out date forfeit a \$400 cancellation fee. Cancellations made 31-59 days prior to the arrival date forfeit 50% of the total rental and associated room taxes; cancellations made within 30 days of the arrival date forfeit the full rental amount and associated room tax, however for any cancelled days that the owner is able to re-rent you will be refunded the cost of the re-rented days including tax and cleaning fee, less a \$400 cancellation fee per cabin. There is no refund for early departure. This cancellation policy is applicable during COVID with one unlikely exception: should Deschutes County mandate no short term rentals are allowed, a full refund will be given. **To avoid cancellation loss we highly recommend obtaining trip insurance.**
6. ADDITIONAL GUESTS - The cabin and facilities are for use by Guests only. Visitors and guests beyond the max occupancy are generally not allowed, however If additional day guests are requested and owner approved, a daily fee of \$25 per person per day will be payable to owners prior to any visitors arriving. For additional overnight guests beyond the agreed upon occupancy per building who are approved in advance by the owners, \$50 per person per night will be due prior to arrival.
7. INCLUSIVE FEES – The rental includes use of the 1st and 2nd floors of the Lodge (6 bedrooms) and may also include the Ground Floor (2 bedrooms and yoga room) for an additional fee. Both configurations include use of the Lodge deck hot tub. The Spa Trail (additional hot tub and sauna use during posted hours) is available for an additional fee of \$100 for the sauna and \$50 for the hot tub. There is a staff-only facility laundry room located on the ground level that is accessed by property staff and is not for guest use. A washer/dryer for guest use is available in the master bedroom on the 2nd floor. Rates include a one-time linen-towel setup. Linens and bath towels are included in the unit. Spa towels are also available for the hot tub and lake use. We do not permit towels or linens to be taken from the premises so we suggest bringing your own beach towels if you plan off site water activities.
8. CHECK OUT PROCEDURES AND LEFT ITEMS – Guests will follow the checkout procedures listed in section 4 above and the Lodge Information Guide. Please ensure all guests are aware of their responsibilities, guidelines and all house rules. All guests should check carefully for all personal items. *The charge for return of left items is \$20 handling fee plus postage costs.*
9. RATE GUARANTEE - The rate and terms outlined in this agreement are secured upon timely receipt of this signed agreement and deposit by the owner.
10. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will not be permitted to check in or may risk eviction.
11. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

12. ACCESS/PARKING/WINTER VEHICLE REQUIREMENTS - Parking for larger vehicles such as RVs or trailers is available elsewhere on the property if approved by owner. Please notify the owner in advance to discuss. The property is at elevation. *In Winter, Skyliners Road and the 1.5 mile access road are plowed but can be slippery so all wheel / four wheel drive vehicles are required (and carry chains as a precaution).*
13. STORM/SMOKE/ROAD CONDITIONS - We do not refund due to road conditions, inclement weather or smoky conditions due to forest fires. Trip insurance is recommended.
14. HOT TUB – A large hot tub on the deck of the Lodge is included in the rental. Please follow the posted instructions carefully. Children must be supervised at all times. *If the hot tub water is fouled abnormally and the water needs to be changed, there will be a \$100 fee assessed per hot tub.* Please shower before use, re-cover hot tub immediately after each use to conserve energy and keep debris out. Use of hot tub is at your own risk.
15. ENVIRONMENT – This is a beautiful 640 acre forested property with elevations ranging from 4950 to 5400 feet. The few minute walk to Tumalo Lake (approx. 15 acres). The entire property is surrounded by the Deschutes National Forest. Tumalo Lake is relatively shallow in most places with a muddy bottom, is great for canoeing/kayaking/SUP and for swimming if bathers don't mind the muddy bottom. In winter do not venture onto the ice of the lake at any time. Wildlife may include deer, elk, coyotes, cougars, fox, etc., most of which move to lower elevations in the winter. During all seasons guests venturing out on excursions should always be prepared for dramatic changes in weather, taking adequate food, water, clothing, navigational devices, etc. It is always recommended to leave a note describing daily plans.
16. CELL PHONE/WIFI/TV - Cell phones generally do not get reception at the property however WIFI calling is possible when WIFI calling is enabled in setting on the cell phone. The Lodge has satellite WIFI that may have limitations in severe weather. There is a TV monitor and DVD for movie watching/streaming (guest must use their own streaming account).
17. FIREARMS, SHOOTING, HUNTING AND FIREWORKS are strictly prohibited.
18. FISHING - Tumalo Lake is stocked with Rainbow Trout. *Fishing is fly fishing/catch and release only.*
19. The Lodge is located about 200-300 yards from the Hillside, Creekside, Lakeside East and Lakeside West Cabins. As noise does carry, renter agrees to keep noise to a minimum so as not to disturb other guests. If your primary focus is on partying, drinking, making noise, etc., please select another venue.

Thank you and have a great stay!