

## Oregon Rental Agreement ~ Portland Premier Guesthouse, LLC

### Property

Portland Guesthouse: **Room #5:** 2345 SE 46<sup>th</sup> Avenue, Portland, Oregon 97215  
Owner & Manager: Todd Bertges  
Email: Todd@PortlandGuesthouse.com Phone: 503- 347-4826 Fax: 503- 236-3173

### Parties

Tenant's Name: **Cherilyn VanTassel** Tenant's Phone: **814-864-6133**  
Tenant's Email: **cher@yahoo.com** Home Address: **316 Stuart Way**  
Emergency Contact: **Leland VanTassel** Erie, PA 16509  
Emergency Contact Phone: **814-861-5874**

### Tenancy

Fix Term Lease Beginning: **3/6/2012** Rental Period: 30 Days ~ **\$795**  
Fix Term Lease Ending: **4/30/2012** 5rorated 1/30 everyday thereafter.

**\* Please plan ahead:** If you would like to extend your stay, please let us know as soon as possible. Our rooms are often reserved on the last day of your contract with our next guest checking in the same day.

### Financial Terms

Reservation Deposit: \$200 Becomes non-refundable fee if cancelled within 21 days of reserved date.  
Security Deposit: \$200 The reservation deposit remains as a security deposit and is refunded in full the day you check-out, unless damage(s) have occurred.

Rent Due Date: **3/6/2012**  
Renal Amount Due: **\$1,457.50** (\$795 / 30 days = \$26.50 per day x 55 days = \$ 1,457.50)

### Terms & Conditions

**Access:** Owner / House host reserves the right to access to all common areas at all times: Kitchen, Family Room, Dining Room and Bathrooms 1 & 3. 24 hour notice needed to enter private rooms.

**Short Term Guests:** Overnight guest permitted with consent from the house host; \$15 nightly fee for additional person.

**Acknowledgements:** The room is furnished with bed, dresser, night stand, desk, chair, lamp, towels, laundry basket, alarm clock, hangers & bedding ~ all to remain with the room upon check out.

### Policies

**Occupancy:** Single Occupancy Only, No Double Occupancy.

**Pets:** Regrettably, No Pets.

**Smoking Policy:** Please No Smoking inside the house, please only smoke outside.

**Noise:** Socializing encouraged, please no loud parties. Quieter hours: 10p.m-8a.m.

**Cleaning:** Rooms are not serviced during your stay. Please keep common areas clean for all to enjoy. All yard and common areas will be maintained by the house host.

**Valuables:** Please keep valuables locked in your private room; we are not responsible for lost or stolen goods.

**Parking:** 2 Off-street parking spots available, daily first come- first served; ample on street parking in front of the house.

**Utilities**

All utilities are paid for and provided by the owner: Electricity, Water, Sewer, Garbage, Recycling, Heat, & Cable Wireless Internet.

**Safety Alarms**

Each bedroom contains a smoke alarm with a 10-year battery and a carbon monoxide alarm on each floor, tested and is operable at this time. Tenant shall not remove or tamper with functioning alarms - \$50 Non-compliance Fee.

**Lead Based Paint**

Federal law requires landlords disclose that many houses built before 1978 have paint that contain high levels lead from lead-based paint. Lead from chips, paint and dust can cause serious health hazards if not taken care of properly. Call 1-800-424-LEAD for EPA guidelines. The EPA's Protect your family from lead in your home booklet is available in our rental manual or I can send it to you for your full review.

**Notices**

**Late Rent:** Flat Fee \$100 ~ Due when rent is not received by the end of the 4<sup>th</sup> day after it is due. Owner may issue on the 5<sup>th</sup> day a 144 hour notice of non-payment of rent.

**Early Termination of lease:** Upon any failure of tenant to occupy the room for the full term, owner may charge tenant one month stated rent.

**I have read and agree to the terms and conditions listed of this contract.**

Tenant: Cher Vantessel Date: 2/10/12

Owner: [Signature] Date: 2/10/2012

Equal Housing Opportunity