

Property code: \_\_\_\_\_



### Vacation Rental Agreement

**PARTIES**  
This Agreement is entered into this **1st** day of **November, 2006** by and between Gorge Rentals Property Management, Inc. (hereafter referred to as Agent) and **Dennis and Karen Shasha**, (hereafter referred to as Owner).

**CONFIDENTIALITY**  
Agent agrees to exercise reasonable care and diligence; to deal honestly and in good faith; to not take any action that is adverse or detrimental to the owner's interest and maintain as confidential all information obtained from or about the owner, except under court order, subpoena or as otherwise required by applicable laws even after termination of this agreement, except as permitted by the owner.

**EXPERT ADVICE**  
Agent advises owner to seek expert advice on matters that the owner or agent deems necessary.

**RECITALS**

- A. Owner owns certain real property located at **4484 Baldwin Creek Drive**, City of **Parkdale**, State of **Oregon**, together with all improvements, appurtenances and equipment located thereon.
- B. Owner wishes to obtain the specific and limited services of Agent in connection with the management of the Property subject to the terms and provisions of this Agreement; and Agent wishes to perform such specific and limited management services in exchange for the management fee provided herein.
- C. Owner understands that the role of the Agent is limited to provision of specific property management services contained herein. **Such services, even if rendered with due diligence by Agent, do not insure or prevent loss to the Owner, or damage to the Property, or transfer liability for such loss or damage to the Agent.** No other services are implied or understood to be part of this agreement.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, the parties hereto mutually agree as follows:

#### ARTICLE 1 Appointment and Acceptance

- 1.1 Owner hereby appoints Agent to provide specific and limited property management services for real property located at **4484 Baldwin Creek Dr Parkdale, OR 97041**, consisting of **1** unit(s) and Agent hereby accepts the appointment, subject to the terms and conditions set forth in this Agreement:
- 1.2 Owner represents and covenants that this property is not prevented in any manner from entering into this agreement or leasing the property, also that the property is available for rent, safe, and habitable, and that no encumbrance or restrictions prevent the owner or Agent from delivering possession and use to a qualified tenant.

#### ARTICLE 2 Term

**2.1 THE TERM** of this agreement shall commence **November 1, 2006**. Owner may terminate this agreement upon one hundred twenty (120) days written notice. Early termination will result in fees of 25% of each confirmed reservation for the duration of the termination period.

#### ARTICLE 3 Services of Agent

**3.1 Rent Management-** Agent agrees to provide specific and limited services to establish market rents.

- a) Provide an estimate of market rent range, and to adjust this rent range periodically to maximize the Owners benefit. The Owner may not require Agent to rent property at rents higher or lower than this rent range.

**3.2 Marketing-** Agent agrees to assume the responsibility for advertising the property through the following means. Any additional advertising requested by the Owner shall be done by the Agent, at the cost of the Owner.

- a) Display 'Weekly Rental' signs at the premises, as deemed appropriate by Agent
- b) Internet advertising, including but not limited to, [www.GorgeRentals.com](http://www.GorgeRentals.com), [www.InnLog.com](http://www.InnLog.com)
- c) All company marketing and promotions aimed to the general public.
- d) Agent shall fairly and accurately represent the property in all marketing efforts and shall comply with Fair Housing Law and applicable State laws.
- e) Owner represents that the Property is now and will continuously be available to rent during the entire term of this Agreement, and that the Owner will not withdraw the property from the rental market during the term of this agreement, or otherwise restrict the Agent's ability to place a guest in the property during the entire term of this agreement.

**3.3 Collection of Rents and Other Receipts.** Agent shall provide specific and limited services to collect, deposit, disburse and record amounts received on Owner's behalf in connection with the management and operation of the property. Services shall be limited to these services only;

- a) Agent shall collect, deposit and disburse rents, taxes, fees and other amounts receivable on Owner's account in connection with the management and operation of the property in accordance with applicable state and Federal laws.
- b) Agent shall submit payment of net proceeds and monthly statement of all receipts and disbursements on or about the tenth (10<sup>th</sup>) day of the each month for which rents were collected and disbursements made.
- c) Copies of all records shall be retained by Gorge Rentals Property Management, Inc. for a period of six years, at which time said records will be destroyed unless other arrangements are made in advance for their disposal. Agent shall make all records pertaining to operation of the property available for inspection during normal business hours.
- d) Agent shall not co-mingle any of the receipts or revenues from said premises with Agent's own funds. Agent to deposit all receipts collected for the Owner (less any sums properly deducted or otherwise provided herein) in a Trust account in a national or state institution qualified to engage in the banking or trust business, separate from the Agent's personal account. However, Agent will not be held liable in event of bankruptcy or failure of a depository.

**3.4 Maintenance and Repairs.** Agent shall, at Owner's expense, provide specific and limited services to coordinate repairs and maintenance of the Property necessary to maintain the property as a marketable rental property and in safe and sanitary condition. Incident thereto, the following provision shall apply:

- a) Agent may contract with Gorge Rentals Property Management, on the Owner's behalf for maintenance and repair of the property.
- b) Agent may contract with independent contractors on the Owner's behalf for the maintenance and repair of the property.
- c) Agent shall comply with RCW 59.18.060 / ORS 90.320 regarding safety and habitability of the Property. Agent shall determine what maintenance is necessary to maintain the Property in marketable condition as a rental property. Owner agrees to accept judgment of the Agent in determination of needed repairs or maintenance, selection of contractors, adequacy or suitability of work performed on Owner's behalf. Owner agrees to provide funds promptly to allow Agent to maintain home in compliance with RCW 59.18.060 / ORS 90.320, and in marketable condition as a rental property. If not the agreement may be terminated.
- d) Agent shall receive and investigate service requests from Guests, take such action thereon as may be justified, and shall keep records of the same. Emergency requests shall be responded to on a 24-hour basis.
- e) Except as otherwise provided in this section, Agent is authorized to purchase, at Owner's expense, all materials, equipment, tools, appliances, supplies and services necessary for proper maintenance and repair of the Property. The prior approval of Owner will be required for any contract expenditure which exceeds \$200.00 any one instance for labor, materials, or otherwise in connection with the maintenance and repair of the Property, except for emergency repairs involving evident danger to persons or property, or required to avoid suspension of any necessary service to the Property. Owner agrees to accept Agent's estimate of charges to make necessary repairs, and shall promptly forward all funds to effect repairs. In the event of emergency repairs, Agent shall notify Owner of the facts promptly, and in no event later than 72 hours from the Agent's first knowledge of the event.

**3.5 Utilities and Services.** Agent may make arrangements of water, electricity, gas, fuel, oil, sewage and trash disposal, vermin extermination, and other necessary services in connection with Property. Agent may make such contracts as Agent determines may be necessary to secure such utilities and services. Any charges incurred in doing so may be the responsibility of Owner.

**3.6 Accounting Services:**

- a) **Operating Account.** In the event that the balance in the Operating Account is at any time insufficient to pay disbursements due and payable, Agent shall inform Owner of the fact and Owner must then promptly remit to Agent sufficient funds to cover the deficiency. In no event shall Agent be required to use its own funds to pay such disbursements or be liable for any losses, costs or damages arising out of Owner's failure to cover the deficiency.
- b) **Records and Reports.** In addition to any requirements specified in this Agreement, Agent shall have the following responsibilities with respect to records and reports:
  - i. Agent's system of records, books, and accounts shall be maintained in compliance with Real Estate Law and practices. Owner's records, books, and account shall be subject to examination during normal business hours upon reasonable notice by any authorized representative of Owner.
  - ii. Agent shall prepare a monthly report in compliance with Real Estate law and practices, containing and including at least the following: a statement of income and expenses and accounts receivable and payable for the preceding month, a rent roll cash receipts form for the previous month; a disbursements summary for the previous month. Agent shall submit each such report to Owner on or about the tenth (10<sup>th</sup>) day of each month.

**Supporting Documentation.** As additional support to the monthly financial statement required pursuant to Section 3.9(b) above, Agent shall provide, upon Owner's request during normal business hours and with reasonable notice, copies of the following:

- a) Evidence of bank reconciliation.
- b) Detailed cash receipts and disbursements records;
- c) Paid invoices; and
- d) Summaries of adjusting journal entries.

**ARTICLE 4 Responsibilities of Owner**

(1) Owner agrees to the following:

- (a) Deposit with Agent a sum in the amount of \$300 to cover initial operating expenses;

- (b) Owner shall at all times maintain sufficient funds in the Client Trust Account to enable Agent to pay all obligations of the Property in a timely manner. Owner and Agent agree that Agent shall maintain a balance in the Client Trust Account of **\$300** per unit to ensure adequate funds are available to pay the operating expenses of the property. If rent collections are projected to be insufficient or will not be received in time to satisfy this requirement, Owner shall promptly provide Agent with the necessary funds, in advance. If Owner has not provided said funds within seven (7) days following the Agent's request for funds, the Agent at their option, may terminate this Agreement. Agent shall not be required to advance funds for Owner's Account.
- (2) Provide all information and documentation regarding lead-based paint and lead-based paint hazards to Agent upon the signing of this Agreement or directly upon subsequent knowledge;
  - (3) Be responsible for all environmental damage existing on the premises as of the date of this Agreement or resulting thereafter from the negligence of the Owner or other parties. Owner agrees to indemnify and hold harmless from any claims by the State of Oregon or Washington, or agency charged with protecting the environment for any environmental damage, other than that caused directly by the negligence of Agent;
  - (4) That all inquiries regarding any rental agreement or operation of the premises or any part thereof shall be referred to the Agent and all negotiations connected shall be conducted solely by or under the direction of the Agent;
  - (5) To notify Agent immediately upon receipt of any notice of foreclosure action;
  - (6) To assume, upon termination of this Agreement, any obligation or liability associated with any contract so entered into, holding the Agent harmless.
  - (7) To provide Agent with a list of personal inventory of items on the premises prior to renting the home. Owner is responsible for submitting any changes to the unit's inventory. Agent and/or guests shall not be responsible for missing or damaged items not included in Agent's copy of the unit's inventory during the time of guest's tenancy.
  - (8) To allow a vacancy factor of seven (7) days per year, consecutive or severally, for Gorge Rentals Property Management, Inc. to use the premises for promotional use. There will be no charge to Owner for such use.

#### **ARTICLE 5 Occupancy Guidelines**

- a. Owner agrees that the premises is to be advertised as:
 

<input type="checkbox"/> Smoking	<input type="checkbox"/> Pets Allowed	Maximum # guests:	<u>8</u>
<input checked="" type="checkbox"/> Non-Smoking	<input checked="" type="checkbox"/> No Pets Allowed	Maximum # vehicles:	<u>3</u>
- b. Owner agrees to provide the following:
  - i. Basic telephone service with a block on long distance calls;
  - ii. Basic cable/satellite service for television viewing, which shall also include at least one color television, preferably a 19 inch or larger screen.
- c. Owner agrees to pay for firewood, snow removal, yard care, hot tub and general maintenance, as needed.
- d. Owner will be responsible for remedying any substandard conditions in or to the premises. Agent will notify Owner upon awareness of any such conditions or take appropriate actions to remedy the substandard conditions. Owner hereby agrees to allow Agent to remove the rental unit from its availability for renting and/or leasing until such time as Owner or his/her agents have rectified the substandard condition. It is understood by Owner that if guest requests to be moved due to substandard conditions, Owner will not be compensated.

#### **Owner's Guests**

- a. Owner understands that check in is at 3:00 PM and check out is at 11:00 AM. Owner guests must comply with these times.
- b. Owner agrees that all Owner guests will pick up keys at Agent's office and return them upon departure.
- c. Owner, or Owner's guests, shall be responsible for linen charges and cleaning fees during non-paying stays.
- d. Owner agrees to make all inquiries, arrangements and changes on behalf of Owner's guests. If there are multiple Owners, one Owner shall be designated to make reservation and changes.
- e. Owner agrees to review all future bookings before making additional bookings. The priority of reservations is determined on a first come, first serve basis.
- f. Owner agrees to carefully review all statements and future bookings. If there are mistakes or conflicts, it is the Owner's responsibility to notify Agent immediately. It is understood that if Agent is not notified within 48 hours, all bookings will be abided by.

#### **ARTICLE 6 Management Authority**

**6.1 Authority:** Agent's authority is expressly limited to the provisions contained herein as they may be amended in writing from time to time in accordance with the provisions of this Agreement. Owner expressly withholds from Agent any power or authority to make any structural change in the Property or to make any other major alterations or additions in or to the Property or fixtures or equipment therein, or to incur any expense chargeable to Owner other than expenses related to exercising the express powers granted to Agent by the terms of this Agreement without the prior written consent of Owner.

**6.2 Delegations of Duties.** Agent shall have the right to contract or otherwise engage independent contractors on behalf of the owner for performance of such of its duties hereunder as Agent deems necessary.

**6.3 Compliance with Law.** Agent shall remedy any violation of any such law, ordinance, rule, regulation or other which comes to its attention and shall notify Owner of any violation of which Owner may be subject to penalty.

**ARTICLE 7 Insurance and Indemnification**

**7.1 Liability of Agent to Owner.** Except as expressly provided to the contrary herein, the obligations and duties of Agent under this Agreement shall be performed as agent of Owner. The Agent shall not be liable to the owner for consequential damages related to any loss associated with errors or omissions in judgment or practice exercised on the Owner’s behalf. The Agent makes no warranty as to the effectiveness of any process or activity coordinated or provided on behalf of the owner. All expenses incurred by Agent in accordance with its obligations and duties under this Agreement shall be for the account of and on behalf of Owner.

**7.2 Insurance.** Owner agrees to carry, at Owner’s expense, bodily injury, property damage, and public liability insurance. The policy shall be written on comprehensive general liability form with the Agent named as additional insured. A certificate of insurance shall be delivered to the Agent promptly, and shall provide for 10 days written notice to Agent to cancellation. In the event said insurance is canceled, Agent shall have the option to immediately terminate this Agreement.

Owners Insurance Company:	Phone:
Address:	Insurance agent name: Policy#:

**7.3 Cooperation.** Agent shall furnish whatever readily available information is requested by Owner for the purpose of obtaining insurance coverage and shall aid and cooperate with respect to such insurance and any loss there under.

**7.4 Indemnification of Agent.** To the extent permitted by law, Owner agrees to defend, indemnify and save harmless Agent from all claims, suits and costs in connection with the Property provided that such claims, suits, costs, expenses (including attorney fees), liabilities, and damages arising from or in connection with the property, and Agents actions on behalf of the Owner in connection with the property.

**7.5 Survival of Indemnity Obligations.** The indemnity obligations contained in this Agreement shall survive the termination of this agreement.

**ARTICLE 8 Remittances of Funds**

**8.1 Deposit of Funds.** Agent shall deposit upon receipt all funds in Agent’s Clients Trust Account. In no case shall Agent be held responsible or liable for consequences from the failure to deposit funds into this account, or to deposit funds within specified timeframe required to assure timely payment or transfer of funds.

**8.2 Expenditures.** Any disbursements made by Agent pursuant to this Agreement shall be made out of the Operating Account. Owner agrees to deposit and maintain an account balance of **\$300** and make necessary operating funds available to Agent. Agent shall not be obligated to make any advance to the Operating Account or to pay any amount except out of funds in the Operating Account, nor shall Agent be obligated to incur any liability or obligation unless Owner shall first furnish Agent with the necessary funds for the discharge thereof.

**ARTICLE 9 Compensation**

- a. For management and operation of the premises: 25% of gross receipts for each month, to be paid out of the Operating Account and treated as expenses. Any bookings in excess of 31 days will be charged an 11% management fee, except when it occurs during the months of May, June, July and August.
- b. A one time, non-refundable Activation Fee of two hundred dollars (\$200.00), due upon signing this contract.
- c. A linen service fee per clean, at the rate of \$10 flat fee plus \$5 per person the home sleeps. Your fee per clean = \$50
- d. Owner agrees to pay Agent a 25% management fee, based on the units nightly base rate, for any personal use in excess of thirty (30) days per year, per unit, consecutive or severally.
- e. Owner agrees to pay Agent for any additional cost of repairs, maintenance, upgrades, any deep cleaning work and carpet cleans, which Agent considers necessary to maintain the property in a suitable condition. Agent reserves the option to schedule deep cleaning if needed twice yearly, after ski season and again after summer vacations. All charges will be noted on the monthly statement.

**ARTICLE 10 Termination**

**10.1 Other Termination.** This Agreement may be terminated by Owner or Agent with cause at any time by giving thirty (30) days’ written notice of intent to terminate to the other party. Such notice shall provide adequate explanation of the cause for termination, which shall be limited to breach of this Agreement. The other party shall have 30 days to correct the cause(s) in such notice. If such causes are corrected within this period, this agreement shall remain in force, and such notice of termination shall be null and void. This Agreement will also terminate by mutual written consent of Agent and Owner or upon the occurrence of any of the following circumstances which shall be considered a default.

(a) The filing of a voluntary petition of bankruptcy or insolvency or a petition for reorganization under any bankruptcy law by either Owner or Agent.

(b) The consent to an involuntary petition in bankruptcy or the failure by either Owner or Agent to vacate within ninety (90) days from the date of entry thereof any order approving an involuntary petition.

(c) The entering of an order, judgment or decree by any court of competent jurisdiction, on the application of a creditor, adjudicating either Owner or Agent a bankrupt or insolvent or approving a petition seeking reorganization or appointing a receiver, trustee or liquidator of all or a substantial part of such party’s assets, and such order, judgment or decree shall continue unstated and in effect for a period of one hundred twenty (120) consecutive days.

(d) The failure of Agent to perform, keep or fulfill any of its duties hereunder or to comply with the covenants, undertakings, obligations or conditions set forth in this Agreement, and the continuance of any such default for a period of thirty (30) days after notice of such failure.

(e) Agent may terminate this agreement with a five day written notice if the Owner directs the Agent to violate Landlord/Tenant law, State or Federal Fair Housing Law. A five day termination notice shall be sent to the Owner by both regular and certified mail. The Notice shall state reason for the termination and allow the Owner three days to modify directions to the Agent and restore this Agreement. Three days will be added to the effective date to allow for mail transit. If a five day notice is given the Agent shall close the Owner's accounts and provide a final report and dispersal of funds not more than 45 days after the notice.

Upon any such event of default and non-defaulting party may, without prejudice to any other recourse at law which it may have, give to the defaulting party notice of its intention to terminate this Agreement and the term of this Agreement shall expire.

**10.2 Final Accountings.** Upon termination of this Agreement for any reason, Agent shall deliver to Owner within 45 days of termination (or within 45 days following Agent's subsequent receipt or acquisition) the following with respect to the Property:

- (a) Any Tenant security deposits or other monies belonging to Owner held by Agent on Owner's behalf; and
- (b) All records, contracts, leases, receipts and deposits, unpaid bills and other papers or documents relating to the Property.

**ARTICLE 11 Termination accounting and record maintenance**

As required by law, Agent shall maintain the originals of all documents for a period of six years after termination of this agreement or the time designated by the governing state or federal Agency. At the completion of the retention period, Agent shall dispose of all documents. Upon termination of the management Agreement, refundable deposits and move-out fees shall be transferred to the: Owner; Subsequent management agent, **OR**, Tenant.

- (1) In the event any payments for the Owner's account are received by Agent following the expiration or earlier termination of this Agreement, they shall be used to pay outstanding invoices. In the event and to the extent that there are not sufficient funds in Owner's account, Agent shall forward to Owner any unpaid invoices and Owner shall be solely responsible to pay same. Agent's fee will be paid through the next accounting report period following the expiration or earlier termination date of the Agreement.

**ARTICLE 12 Owners Disclosure of Ownership Documentation**

The Owner identifies that the property is held as

- (1)  Individual or joint ownership in the name(s) identified and who will sign this Agreement are:

\_\_\_\_\_ and a copy of the deed shall be provided as proof of ownership to the Agent.

- (2)  As a partnership. The names of all partners are identified and who will sign this Agreement are:

\_\_\_\_\_ and a copy of the document shall be provided to the Agent.

- (3)  As a Corporation legally filed and identified by the name:

\_\_\_\_\_ The designated Corporation officer to sign on behalf of the Corporation is identified as:

\_\_\_\_\_ and a copy of the Corporation documents shall be provided to the Agent.

**ARTICLE 13 Notices**

All notices, demands, consents and reports provided for in this Agreement shall be given in writing and shall be deemed received by the addressee;

- i) on the day received if transmitted electronically via fax;
- ii) on the third day after mailing if mailed by United States certified or registered mail, postage prepaid,
- iii) or on the day delivered if personally delivered at the following address:

**If to Owner:**

**If to Agent:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Gorge Rentals Property Management, Inc.  
610 Oak Street  
Hood River, OR 97031  
Email: reservations@gorgerentals.com  
Fax: 541-387-8696

The above addresses may be changed by the appropriate party giving written notice of such change to the other parties.

**ARTICLE 14 Miscellaneous**

**14.1 Special Power of Attorney.** Owner authorizes Agent as attorney-in-fact for Owner to enter into and execute Leases and rental agreements with respect to the Property, to collect rents and other funds due Owner in Agent's name on Owner's behalf, and to establish and make deposits into and withdrawals from the Security Deposit Account and the Operating Account in accordance with the terms of this

Agreement. Owner authorizes Agent as attorney-in-fact for Owner to enter into and execute contracts for services, maintenance, repairs, or improvements to the Property in accordance with the terms of this Agreement.

**14.2 Amendments.** This Agreement constitutes the entire Agreement between Agent and Owner and no amendment, alteration, modification or addition to this Agreement shall be valid or enforceable unless expressed in writing and signed by the party or parties to be bound thereby.

**14.3 Headings.** All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any Provisions of this Agreement.

**14.4 Illegality.** If any provision of this Agreement shall prove to be illegal, invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.

**14.5 Relationship.** Nothing contained in this Agreement shall be construed to create a relationship of employer and employee between Owner and Agent, it being the intent of the parties hereto that the relationship created hereby is that of an independent contractor. Nothing contained herein shall be deemed to constitute Owner and Agent as partners or joint ventures.

**14.6 Binding Effect.** This agreement shall be binding upon and inure to the benefit of Owner, its successors and permitted assigns, and shall be binding upon and inure to the benefit of Agent, its successors and its assigns.

**14.7 Governing Law.** This agreement shall be governed by and interpreted in accordance with the laws of the State.

**14.8 Enforceability.** The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof. Owner's or Agent's remedies under this Agreement are cumulative, and the exercise of one remedy shall not be deemed an election of remedies nor foreclose the exercise of Owner's or Agent's other remedies. No waiver by Owner or any breach of this Agreement shall be deemed to be a waiver of any other or subsequent breach.

**14.10 Execution of Counterparts.** For the convenience of the parties, this Agreement may be executed in multiple counterparts, each of which shall constitute a complete original of this Agreement, which may be introduced in evidence or used for any other purpose without the production, or any other counterparts.

**14.11 Successors and Assigns.** This agreement shall be a binding obligation upon Owner and Agent and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first above written.

**14.12 For Sale Property.** As property owner you are required to notify the property Agent of intent or attempt to sell the property. Upon listing the property for sale you will provide the Agent with the listing agents name and phone number for the purpose of posting notices and compliance with Real Estate Law. You are required to notify the Agent in writing 10 days prior to closing. Sale of the property shall serve to terminate this agreement. All reservations on a unit for sale will be limited to 30 days into the future.

**ARTICLE 15 Consent & Cooperation.**

**15.1 Cooperation.** If any claims, demands, lawsuits or other legal proceeding, which arise out of any of the matters relating to this Agreement, be made or instituted by any person against either Owner or Agent, Owner or Agent shall give to each other all pertinent information and reasonable assistance in the defense or other disposition thereof, at its sole expense.

**15.2 Consent.** Whenever in this Agreement the consent or approval of Agent or Owner is required such consent to approval shall not be unreasonably withheld or delayed. Such consent shall be in writing, and may be transmitted electronically, and shall be duly executed by an authorized officer or agent for the party granting such consent or approval; provided, however, notwithstanding anything in this agreement to the contrary if such consent or approval would be required for Agent to comply with the Requirements, Agent shall not be responsible for a failure to comply with the Requirements as a result of the Owners' refusal or unreasonable delay to consent or approve.

AGENT  
Gorge Rentals Property Management, Inc.  
610 Oak Street  
Hood River, OR 97031  
800-387-4787

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Denise McCravey, Broker/Owner

OWNER  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Signature \_\_\_\_\_ Date  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Signature \_\_\_\_\_ Date

Owner Information:  
Mailing Address: \_\_\_\_\_

Home Phone: <b>212-254-7947</b>	Work Phone:
Cell Phone:	Fax:
Tax ID: <b>054-38-2150</b>	Email: <b>k2shasha@aol.com,</b> <b>shasha@cs.nyu.edu</b>

\*fully executed copy of agreement sent to owner \_\_\_\_\_ by \_\_\_\_\_.

Rental Address: 4484 Baldwin Creek Rd Hood River, OR 97041

Date: 11/1/06

Criteria	Our recommendation	Your Criteria
Nightly Rent	\$175/\$160 (high/low)	
Weekly Rent	\$1050/\$960 (high/low)	
Monthly Rent (High Season)	May - September \$2200, includes all utilities	
Monthly Rent (Off Season)	N/A	
Smoking	Not allowed. Considered violation of lease.	
Pets	Pets ok; additional \$25 per night per pet required	



We support Fair Housing Law: It is illegal to discriminate against any person because of race, color, creed, marital status, use of a guide dog, religion, sex, disability, source of income, familial status, or nation origin. We will not violate Fair Housing Law or related state laws. We reserve the right to terminate our contract with any owner who requires that we violate Fair Housing Law or act in an unethical or unlawful manner.

The above tenant criteria is the criteria I want Gorge Rentals Property Management, Inc. to apply when placing guests in my rental property listed above. I authorize Gorge Rentals Property Management, Inc. to use professional judgment in the application of the above criteria, and hold them harmless from damage that may arise as a consequence of the exercise of their judgment.

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Print Name

Signature

Date