

Security Deposit refund is contingent on these policies

POLICIES AND RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

THERE WILL BE NO REFUNDS DUE TO ACTS OF GOD, NATURE, WEATHER, OR WEATHER-RELATED SITUATIONS, MECHANICAL OR ELECTRONIC FAILURE, SKI OR GOLF CONDITIONS, POWER FAILURES OR FAMILY FEUDS.



Reservation, Payment & Cancellation Policies

1. Requires 6% Clackamas County Lodging tax and 1% State Lodging Tax for stays less than 30 days.
2. Payment of 50% of rental fee is due 60 days before the first night. Bookings inside 60 days are required to pay the refundable security deposit and 50% of rental fee at reservation confirmation time.
3. Payment of remaining balance for rental and tax is due 30 days in advance.
4. Upon receipt of full payment we will contact you to arrange access prior to your rental period. Access may be a combination to the lock box or keys sent via US mail depending on the rental before you.
5. Cancellations made more than 60 days in advance will have security deposit refunded.
6. Cancellations within the 60-30 day window will forfeit one night lodging (the highest nightly rate) unless a replacement renter is booked. Security deposit will be refunded.
7. Cancellations inside of 30 days lose their full rental fee unless a replacement renter is booked. Security deposit will be refunded.
7. Security deposit must be fully paid (no holding checks or credit card holds) and will be retained until after departure and may be used to cover the costs of cleaning, damage or key loss beyond normal expectations. Security deposits will be refunded within 14 days of checkout.
8. Check in time is 4 PM. Check out time is 11 AM. Changes to these times may be possible only if they are planned in advance.
9. Any long distance phone calls must be made collect or with a calling card or credit card.
10. We are not responsible for any lost or stolen items in the unit or your vehicles.
11. When you leave we ask you to complete the short departure checklist and leave keys, etc. on the kitchen counter. This includes the keys, card key(s), garage door opener and parking passes.

Rental Policies

1. We do not allow parties, weddings or other special events at our rental. Arrangements for special events must be made in advance. We reserve the right to deny occupancy to any group who has an unauthorized party or event. There will be no refund for unauthorized events.
2. Our safety code determines the occupancy level of each home. We do not allow sleeping on the floor, sofas or any other furniture that is not designated as a sleeping area. We do not allow camping in tents, on decks or patios or in RVs or campers on the property.
3. The primary registered guest on the reservation must be over 21 years of age and must be staying at the condo for the entire visit. The renter will be held responsible for any expenses incurred during the visit. No guests who are under 21 years of age may stay in the condo unless they are with their parents or legal guardians.
4. The renter agrees to use the property in a fashion for which it is reasonably intended. The renter will not act in a manner, which will infringe upon other guests' or neighbors' rights, enjoyment or use of property or adjacent property.
5. The renter shall not house more people or others than those listed on the reservation.
6. The renter shall pay any and all legal fees and costs to the owner and/or agent if any action or suit shall be brought about by the owner or agent for the recovery of rent due, reimbursement of damages, cleaning or other expenses incurred by the renter or to enforce any right hereby conferred, or the recovery of the possession of the premises.
7. Powder Lodging and the Golden Poles Manager shall have the right at any and all reasonable times to enter and inspect the premises.
8. Powder Lodging and the Golden Poles Manager reserves the right to evict at any time any guest who is not in compliance with the above stated policies. There will be no refunds for evictions due to non-compliance with the policies.

Policies & Guidelines during your visit

You will be welcomed by a clean home with an initial supply of firewood, bath tissue, paper towels, hand and dish soap. All linens and towels are provided for the number of people on your reservation. The kitchen is fully furnished, including pots and pans and some pantry items.

1. Read notices posted in the rental for unit and building information and instructions.
2. When using a woodstove or fireplace, be sure the flames stay contained. Be sure to always operate the woodstove with the door closed.
3. This rental is a non-smoking unit. People in your group who wish to smoke, may do so on the outside decks only. There are covered decks on both ends of the unit.
4. Only pets allowed are dogs and they must weigh less than 35lbs. You must pay our fixed pet fee charge (per pet, per stay) before arrival. The building manager will be informed on whether your pet fee has been paid or not. Failure to pay guest fee may result in loss of security deposit.
5. The phone can call Portland area locally. All long distance calls must be made through calling cards or credit cards.
6. Do not move furniture or otherwise remodel the home. You will be charged for the time it takes to move furniture and for any repairs of any damages caused by moving items.
7. Make sure you clean the BBQ and turn off the propane at the tank after each use.
8. Complete the provided departure checklist at checkout time.

Policies & Guidelines for Departure

The vacation condo should be left in a condition similar to the way you found it without furniture moved and all garbage and recyclables removed. We request you perform the following at checkout time.

1. Start the last load of dishes and clean the kitchen of any food spills.
2. Empty refrigerator and cabinets of leftovers and food.
3. Empty all trash into basement garbage dumpster.
4. Separate recyclable and returnable items from the trash and take with you or throw away.
5. Unplug all small appliances.
6. Turn off the TV and Home Theater equipment.
7. Locate all remotes in bedrooms, living room and loft and place near TV
8. Clean up carpet and floor spills.
9. Check closets, drawers and under beds for personal items.
10. Adjust heat based on instructions on each heater or thermostat
11. Close and lock all windows and doors.
12. Turn off ceiling fan and light.
13. Return all darts and gamecube accessories to their appropriate place.
14. Return leave keys, parking permits and garage door opener on kitchen counter.
15. Please remove linens and pillow cases from beds that have been used and pile next to the bed.

Thank you in advance for your thoughtful consideration of these items.