

Yurt Rental Site Terms & Conditions

Northern Lights Christmas Tree Farm
 36777 Wheeler Road
 Pleasant Hill, Oregon 97455

(541) 746-5161
 NorthernLightsChristmasTreeFarm.com

By entering into a contract to rent from Northern Lights Christmas Tree Farm ("NLCTF"), the renter ("Guest") agrees to read, understand, and abide by the rental site terms & conditions. The Guest agrees to pay such fees and charges as presented, including all rental fees, security deposits, and additional fees.

Owners & Site Managers

- Bob Schutte, Owner & Site Manager
- Lynn Schutte, Owner & Site Manager
- Cliff Schutte, Site Manager
- Jo Schutte, Site Manager
- _____, Site Manager
- _____, Site Manager

At least one site manager will be assigned and available to assist Guests throughout the agreement process and rental period at Northern Lights Christmas Tree Farm.

Yurt Occupancy

- 16' Yurt - Up to four (4) people
- 20' Yurt - Up to six (6) people - **Additional twin beds and/or cots can be added for an additional charge for each bed.

Rental Rates

All yurt rentals are for a **two-night minimum** stay. Permission is required for one-night stays.

Available Yurts	Friday - Saturday	Sunday - Thursday	Holidays
16' Yurt	\$70 per night	\$60 per night	\$70 per night
20' Yurt	\$80 per night	\$70 per night	\$80 per night

Add Ons	
30 Amp RV Site (Electric only)	\$40 per night
Tent/RV Dry Site (no electric or water)	\$10 per site
**Additional beds/cots (for 20' yurt)	\$5 per person
Additional pets	\$10 per pet, per rental period
Early/Late Check In/Out (with site manager approval)	\$5 per hour

Reservation Confirmation

- A valid credit card is required to make and hold reservations.

- Yurt reservations are subject to availability changes without notice until a 50% deposit of the total rental balance is received.
- The total rental balance must be paid in full 14 days prior to the arrival date.

Rental Site Inspection

- A site manager will inspect the rental site immediately before and after each rental.
- Upon arrival at the rental, it is the Guests responsibility to report any damages to the site manager.
- Unless a report is made at the start of the rental period, it is assumed the rental site condition is as per the site manager’s inspection.

Security Deposit

- A \$50 security deposit per yurt is required for all rentals.
- The security deposit is due 14 days prior to the arrival date.
- Security deposits will be fully returned/refunded to the credit card on file subject to, but not limited to the following:
 - a. there is no damage to the premises beyond normal wear and tear;
 - b. there are no items missing from the premises;
 - c. supplies and equipment provided are clean and returned to their original location;
 - d. all pet waste has been picked up and there is no damage to the yurt or surrounding property caused by the pet/s.
 - e. all debris, recycling, and garbage have been disposed of in the appropriate receptacles; and
 - f. there are no unpaid, late, or outstanding rent or other charges owed.
- Any material breach of the Rental Agreement and/or Terms & Conditions is the sole judgment of the owner or site manager and may be cause for forfeiture of the entire deposit.
- Deposit refunds will be credited back to the credit card on file within seven (7) days of the checkout date.

Excess Damages

In the event damages are greater than the security deposit, NLCTF reserves the right to charge for full damages to the credit card on file and/or seek full compensation. Guests will be notified of any Excess Damages in writing as soon as possible.

Check-In & Check-Out

- Check-in is no earlier than 2:00 p.m.
- Check-out is no later than 11:00 a.m.

Special permission is required to modify check-in/check-out times. Additional fees may apply.

Cancellation Policy

- The security deposit will be returned/refunded to the original payment method within seven (7) days of cancellation.

Days Prior to Arrival Date	Percentage of Cancellation Fees Collected By NLCTF
14 days or more	No fee will be collected
Less than 14 days	50% of total rental rate

3 days or less	100% of total rental rate
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Rental Age Requirements

- Visitors must be 18 years or older to rent yurts.
- Minors (under 18 years) must be accompanied by an adult while on rental premises and surrounding areas.

Quiet Hours

- Quiet hours are from 10:00 p.m. to 8:00 a.m. each day.
- Guests agree to not operate stereos, radios, and/or musical instruments in a manner that disturbs others in the surrounding area.

Cooking, BBQs, & Fire Pits

- BBQs and fire pits may only be used on designated gravel areas.
- Cooking inside or within 10 feet of the yurts is prohibited.
- Open flames (cookstoves, candles, incense, etc.) inside the yurts is prohibited.
- NLCTF follows and monitors the Lane Regional Air Protection Agency's (LRAPA) guidelines for use of recreational campfires. Recreational fires may only be used if conditions allow in accordance with LRAPA.

Pets

- Up to two pets are welcome at the camping site. Permission is required for additional pets, and an additional fee may be applied.
- Pets must be well-behaved and not prone to biting, fighting, excessive barking, chasing, or aggressive behavior.
- Pets must be kept on a leash while outside the immediate (fenced) camping area.
- Pets may not dig holes, break through fences, chase or bother farm animals (cattle, chickens, and goats), or run through crops/planted fields (e.g. corn maze, pumpkin patch).
- Guests must pick up after their pets. Disposable waste bags are available in each yurt.
- Pets may not be left unattended in yurts or in the fenced camping area.
- Guests and their pets are responsible for staying away from any and all farm equipment and structures, including but not limited to tractors, machinery, vehicles, barns, hay bale stacks, cattle feeders, silage tubes, and homes on the property.
- NLCTF is not responsible for any items or substances ingested by the Guest's pets including but not limited to manure, sticks, grass, plants, rocks, etc.

NLCTF reserves the right to exclude or ask the Guest to remove pets from the premises if any of the expectations above are not followed.

Alcohol, Smoking, Vaping, Electronic Cigarettes, & Illegal Drugs

- Alcoholic beverages may only be consumed by guests 21 and older.
- Smoking, vaping, and e-cigarettes inside the yurts are prohibited.
- Smoking/vaping/e-cigarettes are only permitted on gravel surfaces and must be extinguished and disposed of properly.
- The use of illegal drugs on NLCTF is prohibited.

Weapons & Explosives

- Weapons and explosives (including fireworks) of any kind are prohibited.

Maintenance

- Guests agree to notify the site manager immediately if a maintenance issue arises at the rental site.
- Owners and site managers reserve the right to make repairs as necessary, and to enter the yurt with reasonable notice, or without notice in the event of an emergency, and/or if the Guest cannot be reached.

Indemnification and Insurance:

- The Guest agrees to indemnify and hold harmless both owners and site managers against all loss, damage, expense, and penalty arising from any injury, death, or damage to property that occurs during time spent at the rental site and the surrounding area.
- Guests are encouraged to secure the appropriate traveler’s or vacation insurance and/or renter’s insurance.

Falsified Reservations

- Any reservation obtained under false pretense will be subject to forfeiture of the security deposit.
- Such parties will not be permitted to check-in and/or will be subject to immediate eviction with the forfeiture of all amounts paid.

Attorney’s Fees and Costs

If the owner employs the services of an attorney to enforce any conditions of the Agreement and/or Terms & Conditions, to collect any amounts due, the eviction of the Guest, or because the Guest takes any action to recover deposits not due, then the Guest shall be liable to Owner for all attorney’s fees and costs incurred by NLCTF.

Amenities & Supplies:

The yurt rental site will include the following beds and bedding (sheets, comforter, blanket pillows):

16’ Yurt - Sleeps up to four (4)	20’ Yurt - Sleeps up to six (6)
<ul style="list-style-type: none"> • 1 queen size bed • 2 twin size beds 	<ul style="list-style-type: none"> • 1 queen size bed • 1 double/full size bed • 1 bunk bed set (two twin beds)

On Site Amenities & Supplies (included with rental)

- Full electricity w/electric baseboard heat
- Interior/Exterior lighting
- Keurig coffee machine
- Propane BBQ & BBQ utensils
- Fire ring with firewood
- Outdoor heated shower & sink (w/275 gallons of non-potable water)
- Portable Restroom w/toilet paper
- Pet waste bags w/flashlight
- Fenced camping perimeter
- Ample parking
- Variety of board/card games, books, puzzles
- Ample room to play yard games (games not included)
- Garbage and recycle cans w/bags
- Hammock
- Two (2) lanterns
- Six (6) person picnic table

- Lighters

What to Bring (not included with rental)

- Bath/Beach Towels
- Extra Blankets (during cooler season)
- Food & Drinks
- Water/Bottled Water
 - site includes non-potable water for showering/washing
 - Well water hoses are available on surrounding property
- Cooler/Ice Chest/Ice
- Keurig Coffee/Tea Pods
- Plates, bowls, utensils, cups
- Yard games
- Insect repellent
- Life jackets
- Camping stove
- Cooking pan/pots

Arrival & Departure

- Instructions for obtaining access to the rental site on arrival will be provided once the final payment has been made.
- Check-out instructions will be posted inside the yurt.
- Within seven (7) days after checkout, NLCTF will send guests an optional survey. NLCTF welcomes constructive feedback in an effort to improve our guest's experiences.

Guest(s) Signatures

By signing below, guest(s) agree to the Northern Lights Tree Farm Terms & Conditions herein.

Guest Name (Print): _____

Guest Signature: _____ Date: _____

Guest 2 Name (if applicable): _____

Guest 2 Signature: _____ Date: _____