

House for Rent –

The House:

The house is a simple, functional, well kept, 900 SF A-frame. It has a 300 SF bedroom loft above a 600 SF main floor with living space, kitchen, utility closet and bath. Propane stove, electric oven, electric hot water heater, electric baseboard heat. There is a wood stove. Water comes from a well. Solid cell phone coverage and Starlink internet connection. Power from West Oregon Electric Coop (paid by tenant). Easy access through locked gate to paved road. Located on Timber Road between Highway 26 and the community of Timber.

The Setting:

The house is at 1,000' elevation within a 160-acre family owned and operated working forest, directly adjacent to the Tillamook State Forest. A headwaters stream of the Nehalem River flows through the property and is home to spawning salmon each winter. As described at www.hylawoods.com, the forest is part of a larger sustainable forestry business. Activities happening within the forest include periodic logging and other forest-management. The house is approx. 150' from a shop / barn that is regularly in use by the owner. It takes roughly 30 min. to drive to Forest Grove and 45 min. to Portland.

The Situation:

The rent of \$1,250 / month is discounted from a standard rental rate for the area for three main reasons:

1. **Care Taking** - One responsibility of renting is providing care taking for the property. This includes mowing, trail clearing, taking care of small problems when they come up (eg plumbing, maintaining the well, etc), and keeping a general eye on the forest and alerting the owners of possible problems. The expectation is a minimum of two hours per week of on-site work. This varies much through the year, with more work in the warm season and less in the cold.
2. **Remote Location** – The house is in a remote, rural location.

3. **A Country House** – In this rural, forested setting one needs to be comfortable with and ready for the normal challenges – including winter snows, keeping mice out, etc.

Friendly pets are OK with permission of the landlord. Smoking is not allowed on the property or in the house. No more than two people, unless approved by landlord, both people must be listed on the lease.

The Renter(s):

The ideal renter(s) will have a lifestyle that is a fit with living in this location, will come with an interest in the overall forest work, and will plan to make the house a long-term residence. Renter must live full time at this location – it is not available as a weekend retreat and subletting / short term rental is not permitted.

Requirements include:

- Comfort in living in a remote, rural location
- A record of being responsible and reliable
- Solid financial status
- Good references

Desirable Characteristics:

- Skills, knowledge, and interests related to forests, sustainable forestry, and rural life.
- Ability to fix basic house and equipment issues- eg belt replacement on the mower, checking and changing oil, basic house maintenance tasks

Conditions:

1. Rent = \$1,250 / month
2. Utilities

- a. Electric is paid to West Oregon Electric and renter is responsible for own WOE account. Power has averaged roughly \$120-250 winter and \$75-120 / month in summer if relying primarily on electric heat.
 - b. Trash is paid to Swatco.
 - c. Starlink internet is included in the rent. Starlink internet is not guaranteed in case of changes to Starlink user agreement, coverage, and rates.
3. Caretaking – minimum 2 hrs / week of property maintenance, primarily mowing / trail work but also may include house upkeep, well maintenance, and other tasks.
 4. Deposit of one month's rent refundable following successful move out.

Those interested in applying to rent should e-mail a 1-page letter covering the following topics and send it to ben@springboardforestry.com

1. What would you like us to know about you and your life circumstances?
2. Why do you want to consider renting the house?
3. Why do feel you would be a good choice for us?
4. Housing information – current, past, future plans
5. List of skills and interests relevant to property caretaking.
6. References – at least two, with at least one being a current or former landlord or housing related contact, with contact information

Applicants will also be required to complete a background check at the applicant's expense- typically around \$30.

We look forward to showing the house to candidates whose letters lead us to believe they would be a good fit. We are ready to rent as soon as possible, but the highest priority is finding renters who are an excellent fit with this unique situation.

Thank you for your interest.

PHOTOS ON FOLLOWING PAGES

















