

VACATION RENTAL AGREEMENT

For the purpose of this document, hereafter the person or persons renting the property described below are referred to as Guest or Guest's. The persons owning the property described below, or their designates, are referred to as the Owner or Owner's.

This is a vacation rental agreement for PROPERTY ADDRESS {3248 Pt. Austin Rd.. Pt. Austin Mi.} from _____ to _____ for the rental amount of \$_____. Guest's signature on this agreement or payment of money or taking possession of the property after receipt of this agreement is evidence of Guest's acceptance of the agreement and Guest's intent to use this property for a vacation rental.

CONFIRMATION OF RESERVATION: To confirm reservation read the information below, then sign and return this form along with the security deposit.

SECURITY DEPOSIT:

A security deposit of \$ 250.00 is required to ensure compliance with the terms of the rental agreement. This deposit is held until a determination of condition and contents have been verified and will be returned within 5 days after check-out. Amounts may be withheld to cover damage, unnecessary service calls, missing property, and unreturned keys. Please report any problems or damage the day of arrival. If not reported, Owner must assume the damages occurred during Guest occupancy.

Payment: Is due no later than 21 days prior to Guest arrival. Personal checks must clear the bank prior to the 21 days before the rental period.

CHECK-IN: 3:00 p.m. day of arrival. **CHECK-OUT:** 11:00 a.m. day of departure. All keys must be returned. If check-out has not occurred by 11:00 am, the full daily rate may be deducted from the security deposit.

CANCELLATIONS: Once the reservation has been made, if Guest must cancel, notify Owner immediately. All reservations cancelled 30 days or less from rental date, forfeit the entire deposit unless the home is re-rented for the same time period and same rate. Every effort will be made to re-rent the unit, but if it cannot be rented, the deposit will be forfeited.

The Owners reserve the right to cancel this agreement at any time prior to Guest taking possession of the property. In such event all payments made by the Guest will be refunded.

Owner reserves the right to refuse rental or discontinue occupancy if, in Owner's opinion, any Guest or member of Guest's party is engaging in illegal conduct or conduct harmful to home, premises, surrounding areas (including the lake), neighbors or neighboring property.

REPAIRS AND SERVICE CALLS: Owner cannot guarantee against breakdown of air conditioning or other appliances. Please report any non-operative equipment promptly. Owner will make every effort to have repairs done quickly and efficiently. Should a repairman make a call and find that the equipment is in working order and

the problem was due to Guest oversight or neglect, the charge for the service will be deducted from the damage deposit. No partial or entire rental refunds will be made due to failure of air conditioning, other appliances or other items beyond our control (such as bad weather, construction in the area, or home not furnished to personal tastes)

MAINTENANCE OF RENTAL: There is to be no grilling on the decks. Please keep the grill at least three feet from the wood decks. Guest is to keep the property clean, safe and sanitary; dispose of all rubbish, garbage and other waste in a clean and safe manner; keep all plumbing fixtures clean, not deliberately or negligently destroy, deface, damage or remove any part of the property or render inoperable the smoke detectors, be responsible for all damage, defacement or removal of any property inside the property. Salt will be provided for the water softener. Please pour the salt in the top of the machine in the laundry room and keep salt approximately 6 inches from the top. We are on a septic system, easy on the toilet paper please. Garbage cans are next to the garage, street side.

Guests agree that Owner may enter the premises during reasonable hours to inspect the premises, to make repairs, alterations or improvements. The Owner will make reasonable efforts to contact the Guests prior to entering, including phoning prior to arrival and knocking before entering.

NO DAILY MAID SERVICE - Daily maid service is not included in the rental rate.

NO SMOKING: This is a No-Smoking home. Guest's breach of this provision shall be considered material, and shall result in the termination of Guest's tenancy and an additional cleaning fee will be charged to cover the cost of smoke removal and any damages incurred.

NO PETS: No pets shall be allowed on the premises unless otherwise specifically permitted in this Agreement. Guest's breach of this provision shall be considered material, and shall result in the termination of Guest's tenancy and the security deposit will be forfeited.

FAMILY GROUPS ONLY: No house parties, fraternities, school, civic groups allowed unless prior approval is received from the Owner. Owner reserves the right to refuse rental to groups with majority under 25. ID's must be furnished upon request. Violation of the above is grounds for expedited eviction without refund.

DEPARTURE CLEANING: Guests are asked to leave the home in the same condition as it was found. Guest's responsibilities when leaving are to: tidy and straighten home, place all remotes on top of televisions, remove food from refrigerator and freezer, wash and replace dishes, silverware, pots & pans in proper place, wash, dry and fold any towels, clean grills if used, close and lock all windows & doors, close shutters & curtains, turn off all lights inside & outside, set thermostat to 65 degrees, remove garbage from the house and place in an outside receptacle. The house is inspected after every departure and Guests may be charged for additional cleaning if home is left excessively dirty or Guest fails to meet the listed requirements.

PERSONAL PROPERTY: Owner cannot be held responsible for personal property during Guest stay, or items left behind following departure. Please call Owner immediately to report items Guest have left and Owner will make every effort to locate them.

INJURIES: Owner is not responsible for personal injuries to Guests any time during the Guests stay. Guest agrees to indemnify and hold harmless the Owner from any liability for personal injury or death or property damage sustained by any Guest (including Guest's Guests) as a result of any cause. The Guest(s) recognize that the property borders a lake and that the water presents an obvious hazard to all individuals

REFUNDS: No refunds will be given due to failure of air conditioning, other appliances or other items beyond our control (such as bad weather, power blackouts, lake treatment or spraying, water shortage, flooding, construction in the area, home not furnished to personal taste, mandatory evacuation of the area due to weather or other potentially dangerous situations.

The Guest understands that the accommodation is privately owned and the Owner is not responsible for providing any additional furnishings or equipment not available presently on the premises. Each bedroom will have 2 pillows & 2 blankets per bed . Also, renters responsible for providing their own sheets & pillow cases. If you need more pillows & blankets, you will need to bring your own. Certain areas, such as locked closets are reserved for the exclusive use of the Owner and will not be available for the use of the Guest. All décor and service items in the home are privately owned and provided. Please respect them as any Guest would, if Guest owned property. DO NOT REARRANGE FURNISHINGS OR LEAVE ANY FURNISHINGS OUTDOORS (EXCLUDING DECK FURNITURE).

Guest acknowledges that they may not have possession of home until full rental amount has been paid.

Guest's Name (Print)

Guest's Address

Guest's Phone

Guest's Signature

Date