

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement is made by and between 3576 NorthView LLC, and * _____ (“Guest”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 3576 North View Dr. Wolverine, MI 49799

The property is furnished and includes: Washer (6 washing pods will be provided), Dryer (six dryer sheets will be provided), Fridge, Oven, Microwave, Dishwasher (6 dishwashing pods will be provided), Toaster, Keurig Coffee Maker, Blender, Dinner ware for 8, 50inch TV with PlayStation Blu-ray DVD player, Linens, Bath towels, 2x Kayaks, 1 paddle board with life vests, lawn chairs, fire pit, and gas BBQ grill.

2. Rental Party: Person booking must provide a copy of Driver’s License and signed copy of rental agreement within 3 days of booking. 24 hours for last minute bookings. You can black out the license number.

3. Maximum Occupancy: The maximum number of guests is limited to **12**persons. **8** Adults Max

4. Term of the Lease.

Lease begins at 4p.m. on * / / 20__ (the “*Check-in Date*”)

Lease ends at 11a.m. on * / / 20__ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 2 night minimum stay off season. 7 nights during summer months unless other agreement was made before booking.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees: Agreed upon when booking online

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 30 days prior to the Check in Date
50 % if cancelled 14 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. Recommendations provided on VRBO website when booking. Especially during winter months for renters relying on snow for outdoor activities.

11. Payment: Acceptable payment method is by credit card through VRBO Website

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Contact

Andrew Danowski
Kim Cybulski
WildWood INC.

Phone # (during stay): (3134864544)
WildWood.IslandLodge@gmail.com

Guest:

*

Name (print): *

Date: *

Phone # (during stay):

*

Exhibit A

RENTAL RULES

1. Smoking is allowed outside only and please put the cigarette butts in coffee cans provided. .
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above. This includes any person on the property to include RVs and Tents.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. The lake house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order and put back where they were found. Please refrain from moving any indoor furniture.
6. Please strip used bedding and place at the foot of the bed.
7. Only use appliances for their intended uses
8. Pets are NOT allowed. Pets can cause allergies for future guests and can cause issues with full time residents of the lake and other wild animals giving the rural area the home is located.
9. Parking: Parking is limited to 5 vehicle(s). Vehicles are to be parked in driveway only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner
10. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the home.
11. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the house. Garbage pickup is on Wednesday. PAC Sanitation (989)733-2598

12. **Hot Tub:** No children under the age of 12 permitted in hot tubs at any time without adult supervision. It is recommended children under 5 not use hot tubs at all. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk.

****Put a tablespoon of chlorine after every use and push the clean cycle button**** this helps kill bacteria brought into the water after use. A buildup of bacteria can cause illness. Our housekeeper replenishes chemicals and water level in the tub prior to your arrival; therefore, it may not be warm until later that evening. Daily use granulated chlorine sachets will be provided.

****Do not stand on hot tub covers**** Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement.]

****Remember when not using the hot tub, leave cover on so hot tub will stay warm and snap in latches to prevent high wind from blowing the cover off and prevent smaller children from entering the tub not supervised****

**** Please clean all sand from your body/swimsuit before entering the hot tub****

****Absolutely no cotton clothing in the hot tub,** (this will clog the filters and cause the hot tub to stop running** Crazy to think but true!

13. **Water and Septic:** The Lake house is on a well and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed.
14. ****DO NOT FLUSH anything other than toilet paper**.** No feminine products should be flushed at anytime. **** Do not put food items down sink drain and rinse large food particles before placing dishware in the dishwasher**.**
15. **Fire Pit & Gas Grill:** Please be cautious of unexpected high winds coming across the lake. Keep fires to a 3 to 5 log limit. When starting the fire be careful of using paper or cardboard, winds often blow this type of burning kitting in the tree line and brush. (Best to use small twigs and branches found on or around the property. This can also be a good way to get the kids involved with an activity prepping for the camp fire.) Gas tank will be provided for the grill, but you have to fill your tank at the marathon gas station if empty.
16. **Kayaks and Paddle Board:** Please rinse the kayaks, paddle board after use. Also please rinse hang up all life vest back in the shed after use. There are no lifeguards so swim and boat at your own risk.
17. **Beach and Water Safety:** Please refrain from using glass items by the hot tub and beach. Please make use of our life vest provided for children and adults who do not know how to swim, or bring you own safety gear. There are no lifeguards so swim and boat at your own risk.

Suggestions if using powered watercraft on the lake: It is suggested to take a tour of the lake to spot shallow areas to reduce risk of motor craft damage and or personal injury. It is recommended to only use the larger, deeper side of the lake when tubing or waterskiing conveniently located in the front of the property you will be staying at.

The back side of the lake is shallow but is great for kayaking, fishing and paddle boat ride to catch some turtles or fish. There are a few coves to explore on that back side of the lake also. Also beware of Goose Poop Island just north of the island you are staying on. It is very shallow between the main island and around that little island.

There are several tree stumps under the water towards the very North side of the lake and the smaller body of water on the back side of the Island you are staying on. Most of the people on the lake are the owners and are familiar with the lake, watching their activities on the lake or asking someone would not hurt if you had any concerns. If you decide to cruise the back side of the lake with a motor boat try to stay in the middle.

18. 3576 NorthView LLC is not responsible for any accident or injury on this public lake.
19. Conserve Energy: Please conserve light usage when rooms are not occupied and make sure all windows and doors are sealed when using central air. Enjoy the fresh Northern Michigan air unless it's just truly too darn hot or uncomfortable to handle.
20. **No late Check-Out:** There is only 5 hours to turn over before the next guest arrival
21. Remove all food items: Remove all food items your guests brought from your guests from cabinets and fridge when you leave.
22. Fireplace: Natural fireplaces are not operational. Do NOT use! Gas fireplaces can be used to colder months of the year.
23. Storms:
 - a. If there is a storm, no refunds will be given unless:
 - b. The state or local authorities order mandatory evacuations in a "Storm Warning" area, and/or
 - c. A "mandatory evacuation order has been given for the Storm Warning" area of residence of a vacationing guest.
 - d. The day that the authorities order a mandatory evacuation order in a "Storm Warning" area, we will refund:
 - i. Any unused portion of rent from a guest currently registered;
 - ii. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Storm Warning is lifted; and
 - iii. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Storm Warning" period

