

**OWNER DIRECT
SHORT TERM RENTAL AGREEMENT**

(To be completed, signed and returned to Homeowner within 10 days via mail or email)

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Rick Wright (“*Homeowner*”) 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 Location and Directions. The property is located at:

6603 State Highway M-26 (a.k.a. Sand Dunes Dr.)
Eagle Harbor, MI 49950
Phone 630-427-7509

NOTE: Most GPS systems will NOT accurately locate this property. Please see directions on House Rules page.

The property is furnished and includes a fully-stocked kitchen with refrigerator, oven, microwave, coffee pot, crock pot, baking and cooking utensils and more, washer, dryer, linens and towels. Due to personal preferences and allergies we ask you to please bring your own soaps and shampoos as well as cooking spices etc. as there are only a few basic staples on site.

2. Rental Party: The rental party shall consist of Guest and the following named persons:

Number of Adults: _____ Number of Children: _____ Total Guests: _____

3. Maximum Occupancy: The maximum number of guests is limited to 8 persons. Base weekly rate is for up to 6 persons, additional persons are \$70 per week, per guest.

4. Term of the Lease. The lease begins at 3:00 p.m. on _____, 2020 (the “*Check-in Date*”) and ends at 11:00 a.m. on _____, 2020 (the “*Check-out Date*”).

5. Minimum Stay: This property requires a 7 night minimum stay.

6. Rental Rules: Guest agrees to abide by the attached House Rules 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 House 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.

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8. Deposit and Fees:

- a. Deposit: A deposit of \$250 is due to hold a reservation and as security for damage to the property or for bringing an unauthorized pet.

The deposit is for security and shall be refunded within 7 to 14 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. pet odor or obvious pet hair on furnishings;
- iii. bringing a pet without authorization and payment;
- iv. dirt or other mess requiring excessive cleaning; or
- v. any unusual cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately at 630-427-7509.

- b. Pet fee. Pets are not automatically accepted. One or two small dogs meeting criteria may be allowed with prior approval at the sole discretion of Homeowner. A separate pet fee of \$75 shall be collected for each approved pet. Guest must contact owner for approval before booking will be approved.

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

- 100% if cancelled more than 60 days prior to the Check-in Date
50% if cancelled less than 60 days prior to the Check-in Date, but
100% if we are able to re-rent for the reserved period

10. Payment: The \$250 deposit is due immediately upon acceptance and your reservation will be held and guaranteed for 10 days after acceptance to allow time for the deposit to be received in the mail.

Full payment is due at least 60 days prior to Check-in Date. Preferred payment method is by check. Accounts with insufficient funds will be charged a \$35 fee. Credit card payments are gladly accepted subject to a 3.5% processing fee.

Make check payable to: Sand Bay Ventures LLC.

Mail payment and documents to:

Sand Bay Ventures LLC
c/o Rick Wright
503 Riverwalk Dr.
Mason, MI 48854

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The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the initials and signatures set forth below. Please initial applicable sections below.

- _____ I acknowledge the Rental Terms and House Rules.
- _____ I will NOT be bringing a pet.
- _____ I WILL be bringing a pet(s). I have approval from the owner, have completed and attached the Pet Addendum and have agreed to the extra fee.

Homeowner

Guest

Signature

Rick Wright

Name (print):

Date: _____

(630) 427-7509

Phone # (during stay)

Phone # (during stay)

I can receive texts: Yes _____ No _____

Home Address

Email Address

Please complete and sign this agreement and return the first page and this page (and Pet Addendum if applicable) by mail or email to:

By mail: Rick Wright
503 Riverwalk Dr.
Mason, MI 48823

By email: 4HodgePodgeLodge@gmail.com

Thank you for choosing our home for your vacation and we hope that you have a pleasant stay in the beautiful Keweenaw Peninsula! Should you have any questions, please feel free to contact us at 630-427-7509 or by email at 4HodgePodgeLodge@gmail.com. Our website has photos and additional information. www.KeweenawHodgePodgeLodge.net

**Keweenaw Hodge Podge Lodge House Rules
2020 Rental Season**

1. Smoking is NOT allowed by guest or visitors.
2. This rental agreement is between Homeowner and Guest and the identified Rental Party. Persons other than those in the Guest Rental Party set forth above may not stay overnight in the property. Guest is responsible for all persons visiting or staying at the property. Guest is not allowed to bring a pet without specific approval and guests are not allowed to bring pets.
3. The property is privately owned and the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or adjacent property. 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 premises. There are stairs inside and outside the property, it is located adjacent to a body of water and care must be taken while walking on uneven and constantly changing terrain as a result of wind and wave action. Guest specifically accepts responsibility, risk and liability arising from use of premises and surrounding area.
4. Keep the property and all furnishings in good order. Please inform homeowner of any items needing attention.
5. Small dogs are permitted only with prior approval and a separate *Pet Addendum* must be completed. If it is found that a pet has been brought without prior approval and completing the *Pet Addendum* and paying the extra fee, Guest will forfeit their security deposit. Pets are not allowed on the furniture. Pet waste must be picked up, properly bagged and disposed of in the outside trash can. Visitors are not allowed to bring pets and will result in forfeiture of deposit.
6. There is no daily housekeeping service. While linens and bath towels are included in the home, daily maid service is not included in the rental rate. Due to personal preferences and allergies, you will need to bring your own soaps and shampoos. We suggest you bring beach towels. We do not permit towels or linens to be taken from the home.
7. Guest is responsible for doing their own dishes and ensuring that all items used are clean and ready for the next guest. It is OK to leave clean dishes drying in the rack upon departure.
8. Parking is limited to 4 vehicles. There are two driveway spaces (parking front to back) and two additional vehicles may park along the road directly in front of the house.
9. There is a woodstove on the property which has been taken out of service. Do not, under any circumstances, try to use the woodstove.

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10. The property utilizes a very small septic system that was designed for a small, seasonal residence. While the septic system is effective, large groups can place an extra burden on it; therefore we ask that guests minimize the amount of toilet paper flushed down the toilets. Lightly soiled (just damp) toilet paper should be placed in the lined trash cans available in each bathroom. Do not flush anything other than toilet paper. Never flush feminine products at any time. If it is found that feminine products or other inappropriate items have been flushed and clogged the system, you could be charged damages of up to \$650.00 to have the system pumped.

11. There are two garbage cans at the end of the driveway for convenience. Depending on how much garbage you have, you may place it in the outside cans during your stay or leave it inside in the trash cans and housekeeping will remove it.

12. Please keep bonfires to the left as you go down the steps and as close to the lake as possible. To protect this beautiful area, NEVER build a fire on a windy day. For safety, build your fires closer to the water. Make a fire ring of stones and keep the fire to a size that is both safe and enjoyable. NEVER leave a fire or smoldering embers unattended. When you are done for the day, use the bucket on the back deck to get water out of the lake to put the fire and embers completely out ensuring there is no hot ash. If you must leave a partially burned log, turn it over and pour water on both sides and on the rocks underneath it ensuring that embers will not reignite. Having a bonfire on the beach is just one of the many pleasures you can enjoy at the property, but fire danger can be exceptionally high as there is vegetation all around and winds can quickly fuel the flames.

13. Things happen and we understand. If a glass is accidentally broken or some minor damage occurs we don't take that out of the security deposit. What we do ask is that you tell us so we can replace or fix the item for the next guest. If you notice something damaged when you arrive, please let us know right away.

14. Most GPS systems will not correctly locate the property and you should plan on using these directions to ensure you find the property easily:

From the Calumet area, go north on US 41 until you reach Phoenix/the Phoenix Store. Make a left turn onto M-26. Follow M-26 through Eagle River. Three miles past Eagle River you will see Jacob's Creek Falls and the Jampot on the right. A little further you will see the Ukrainian Orthodox Catholic Skete (Church) on the left. Continue following M-26 along the water just 1/10 of a mile until the first house on the left. It has blue siding and there is a red plate on a tree with white numbering on a tree that reads 6603. Congratulations, you have arrived!

15. When your stay is over please close all the windows and lock the doors and have a safe drive home.

16. Above all, enjoy your stay!

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PET ADDENDUM

It is hereby agreed by and between Rick Wright (*Homeowner*) and _____ (*Guest*) that Homeowner will allow Guest to have the following one or two described pets and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):

- a. May not exceed 30 lbs.
- b. Must be at least 3 year(s) of age or older.
- c. Must be spayed or neutered.
- d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.

Guest requests permission to bring the following pets. Guest will receive written confirmation if the request is approved. Approval shall be at the sole discretion of Homeowner.

Type of Pet: _____	Name: _____	
Color: _____	Weight: _____	Pet One
Age: _____	Sex: _____	
Spayed/Neutered? Yes / No	Vaccinations current? Yes / No	

Type of Pet: _____	Name: _____	
Color: _____	Weight: _____	Pet Two
Age: _____	Sex: _____	
Spayed/Neutered? Yes / No	Vaccinations current? Yes / No	

Guest hereby agrees to comply with the following:

1. Only approved pets, described above and approved by owner will be allowed. Guests will not allow visitors or other persons to bring pets on property at any time.
2. Guest agrees to pay an additional pet fee in the amount of \$75.00 per week, per pet.
3. All pets must be leashed at all times when outside.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture will incur extra cleaning fees which will be deducted from the security deposit.

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6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage will be deducted from security deposit.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pets will not be left unattended for an undue length of time, either indoors or out. Pets will not be left unattended on decks.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pets while on the property.

Guest Signature _____ Date _____