

**OWNER DIRECT
SHORT TERM RENTAL AGREEMENT
2023**

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

This Short Term Rental Agreement is made by and between Rick Wright (“Homeowner”) and “Guest” as of the date 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: 6603 State Highway M-26, Eagle Harbor, MI 49950
2. Amenities: The home is furnished and includes a full kitchen with refrigerator, oven, microwave, coffee pot, crock pot, baking and cooking utensils, charcoal grill, washer, dryer, linens and towels. Due to personal preferences and allergies you will need to bring your own soaps and shampoos as well as cooking spices, charcoal etc. as there are only a few basic staples on site.
3. Occupancy: Weekly rate is for up to six guests.
4. Deposit: A deposit of \$250 is due to hold your reservation and as security for:
 - i. damage to the property, furnishings or landscape;
 - ii. bringing a pet without authorization and payment;
 - iii. pet odor or obvious pet hair on furnishings or flooring;
 - iv. dirt or other mess requiring excessive cleaning;
 - v. allowing a person not on the rental agreement to stay in property;
 - vi. an unattended bonfire or one that reignites;
 - vii. flushing inappropriate items (feminine products, ‘flushable wipes’, etc.)
 - viii. failure to complete and return COVID check-out form if requested; or
 - ix. any unusual cost incurred by Homeowner due to Guest’s stay.
5. Deposit Payment: The \$250 deposit is due immediately upon acceptance. Your reservation will be held and guaranteed for 10 days to allow time for the deposit to be received in the mail.
6. Pets: One or two small dogs may be allowed but are not automatically accepted. Pets meeting criteria outlined on “Pet Addendum” may be allowed with prior approval at the sole discretion of Homeowner. A separate pet fee of \$100 shall be collected for each approved pet. Guest must contact owner by telephone for approval before booking will be approved.
7. Connectivity: Verizon is the only mobile carrier available at the home. A TV and PlayStation are on site. WiFi is provided (3 – 4 mbps). On air TV is not available in this area and there is no cable or satellite service. WiFi can be used to stream using your own account and your own device. There is no land line but depending on your phone, you can make WiFi calls.

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7. 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

8. 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 and shall, whenever possible, give advance notice prior to entering living space. The living space is not accessible from the basement which has a separate, outside entrance and is used by homeowner to check for leaks and replace water and furnace filters without disturbing Guests and without notice.

9. To Finalize the Reservation: Complete the following page and Pet Addendum, if applicable, (or fillable forms sent separately) and return via mail or email to:

By mail: Sand Bay Ventures LLC By email: 4HodgePodgeLodge@gmail.com
c/o Rick Wright
503 Riverwalk Dr.
Mason, MI 48854

10. Payments: **The \$250 deposit is due immediately. Full payment is due at least 60 days prior to Check-in Date.** Preferred payment method is by check or Zelle. Credit card payments are also accepted subject to a 3.5% processing fee. Call 630-427-7509 to pay by credit card.

Make check payable to:	Sand Bay Ventures LLC.	For Zelle Payments use:
		Rick Wright
Mail checks to:	Sand Bay Ventures LLC	630-427-7509
	c/o Rick Wright	
	503 Riverwalk Dr.	
	Mason, MI 48854	

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
2023 Rental Season

1. Smoking is NOT allowed by guests or visitors in home or on property.
2. This rental agreement is between Homeowner and Guest and the identified Rental Party. Visitors 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 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.
3. Homeowner is not responsible for any accidents, injuries or illness that occurs while on the premises or adjacent property. The Homeowner is 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 furniture or beds. Pet waste must be picked up, properly bagged and disposed of in the outside trash can. Visitors are not allowed to bring pets. If a visitor is found to have brought a pet, Guest will forfeit their security 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. Guest agrees not to access beach except via the provided stairway and specifically agrees not to walk on the slope to the house nor allow children to play on or otherwise damage the slope.

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10. There is a woodstove on the property which has been taken out of service. Do not, under any circumstances, try to use the woodstove.

11. The property utilizes a very small septic system that was designed for a small, seasonal residence and large groups and regular usage 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 including feminine products and so-called 'flushable' wipes. An effluent filter has been installed and is routinely checked between stays to detect inappropriate items. If it is found that wipes, feminine products or other inappropriate items have been flushed and clogged the system, you will lose your deposit and could be charged damages of up to \$650.00 to have the system pumped.

12. Laundry facilities are for occasional use – one or two loads per week only. Linens are washed offsite to reduce the load on the septic system.

13. There are two garbage cans at the end of the driveway for convenience. Depending on how much garbage you have, you may place trash bags in the outside cans during your stay or leave it inside in the trash cans and housekeeping will remove it. Please do not place loose trash in cans.

14. Bonfires are part of the fun when staying at the lake, but safety comes first and you must follow these rules: keep bonfires about 20 paces to the left as you go down the steps; build the fire as close to the lake as possible; NEVER build a fire on a windy day; 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 with your fire, 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, roll it over and pour water on both sides and on the rocks underneath it ensuring that embers will not reignite. Bonfires are fun, but fire danger is exceptionally high in these woods. We are strict and blunt because on a few occasions guest fires have reignited on windy nights blowing embers towards the woods. Enjoy your bonfires, but please don't burn down our house or the forest!

15. 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.

16. Google Maps will now correctly locate the property! You can also follow 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 (water side). It has blue siding and there is a red sign on a tree with white numbering that reads 6603. Congratulations, you have arrived!

17. When your stay is over please close all the windows and lock the doors and have a safe drive home. Above all, enjoy your stay!

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The rental begins at 3:00 p.m. on _____, 2023 (the “*Check-in Date*”) and ends at 11:00 a.m. on _____, 2023 (the “*Check-out Date*”).

The rental party shall consist of the following named persons:

- 1. _____ 2. _____
- 3. _____ 4. _____
- 5. _____ 6. _____

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

Guest agrees to the terms of this Short Term Rental Agreement, as evidenced by the initials and signature set forth below. Please initial applicable sections below.

- _____ I have read and agree to abide by 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.

Agreed to this day _____, 20__ by Rick Wright (“Homeowner”) and

“Guest”:

Name (print):	Signature
Phone # (prior to arrival)	Phone # (during stay)
Receive text: Yes _____ No _____	Receive text: Yes _____ No _____ (Using Verizon at property)
Home Address	Email Address

Complete this page (and Pet Addendum Request if applicable) and return via mail or email to:

By mail: Sand Bay Ventures LLC By email: 4HodgePodgeLodge@gmail.com
 c/o Rick Wright
 503 Riverwalk Dr.
 Mason, MI 48854

PET ADDENDUM

1. 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.
2. Only approved pets, as described by Guest and approved by Homeowner will be allowed.
3. Guest agrees to pay an additional pet fee in the amount of \$100.00 per week, per pet.
4. Guest shall be solely responsible for the pets while on the property.
5. Guest will not allow visitors or other persons to bring pets on property at any time.
6. All pets must be leashed at all times when outside.
7. Guest is responsible for cleaning up any/all pet refuse.
8. Fleas and ticks are very rampant in this area therefore all pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival.
9. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage will be deducted from security deposit.
10. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
11. Pets will not be left unattended for an undue length of time, either indoors or out. Pets will not be left unattended on decks.
12. Pets are not allowed on furniture or beds at any time. Any evidence of pets on furniture or beds will incur extra cleaning fees which will result in forfeiture of the security deposit.
12. Guest will not allow pet to swim in the lake and come in the house wet or damp. A 'wet dog' smell on furniture, beds or carpets will result in loss of deposit.
13. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

**PET ADDENDUM
REQUEST FORM**

Guest requests permission to bring the following pets.

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

I have read the Pet Addendum and agree to follow the terms and conditions. I am hereby requesting approval to bring the above described pets.

“Guest”:

Name (print):

Signature

Date

Guest will receive written confirmation if the request is approved. Approval shall be at the sole discretion of Homeowner.