

**OWNER DIRECT
SHORT TERM RENTAL AGREEMENT
2024**

(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 immediately 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. 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: Pets are not accepted.
7. Connectivity: Verizon is the only mobile carrier available at the home. A TV, DVD 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 90 days prior to the Check-in Date,
- 0% if cancelled less than 90 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, except in an emergency, give advance notice prior to entering living space. Once or twice a week, in the afternoon, Homeowner walks around the property and checks the basement for leaks and to replace water and furnace filters as needed. This inspection does not disturb guests as the living space is not accessible from the basement which has a separate, outside entrance.

9. To Finalize the Reservation: Complete the Rental Agreement Form 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: Two payments are required: the rent payment and the security deposit. **The \$250 security deposit is due immediately. The rent payment is due at least 90 days prior to the Check-in Date.** Payments may be made by check or Zelle with no fee or by credit card subject to a 3.5% processing fee. Call 630-427-7509 to pay by credit card.

Make checks 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
2024 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. 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 by Rental Party and any other guests.
4. Keep the property and all furnishings in good order. Please inform Homeowner of any items needing attention.
5. Pets are not accepted. 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 burden on the septic system.

13. There are two garbage cans at the end of the driveway for guest use. There is no commercial trash service in our area. Homeowner takes trash to the dump on Wednesday and Saturday mornings in a personal vehicle. All trash is to be placed into the large plastic bags available in the kitchen. Do not place loose or leaking trash in the cans. Please ensure that trash is in the cans upon departure on Saturday morning.

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!

RENTAL AGREEMENT

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Renter: _____ Today's Date: _____

Dates: The rental begins Saturday at 3:00 p.m. on _____ (the "Check-in Date")

The rental ends Saturday at 11:00 a.m. on _____ (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: _____

_____ I have read and agree to abide by the Rental Terms and House Rules

_____ Phone # (prior to arrival) _____ Phone # (during stay)

Can you receive texts on Verizon (only option) while at rental: _____ Yes _____ No

_____ Home Address _____ City, State, ZIP

_____ Email Address

Complete this page and return via mail or email to:

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c/o Rick Wright
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Mason, MI 48854