

**DUFFIELD'S COTTAGES**  
**LEASE AGREEMENT**

**LEASING PARTY:** \_\_\_\_\_

**DURATION OF LEASE:** \_\_\_\_\_

**CHECK IN & OUT:** Check in 3:00 pm, check out 11:00 am sharp. Your security deposit will be in jeopardy for late departure.

**CLEANING:** These are housekeeping cottages and must be left in the condition they were found, suitable for the next guests which means sweep the floor, wipe down the counters, wash and put away dishes, clean out the refrigerator, and take out the trash. Please leave used linens on the bed at the end of your stay and we will take care of those during our changeover period.

**OCCUPANTS:** The premises are leased to the individuals listed on the lease ONLY. Subleasing is not permitted.

**GUESTS:** Visitors are welcome on a VERY limited basis. The property is shared by other vacationers, therefore, it's beach and other amenities are intended for use by families actually staying in the cottages.  
More than 2 guests will need prior approval as to not to infringe upon others on vacation.

**MAXIMUM SLEEPING CAPACITY:** 6 people per cottage.

**PARKING:** Parking is limited to 2 vehicles per cottage. Prior approval is needed if more space is required.

**TENTS:** No tents or tent camping without prior approval.

**RATES:** Each cottage is \$954.00 per week or \$397.50 for any 2 night stay, which includes 6% Michigan use tax. Minimum of a 2 night stay. Each additional night is \$125.00, plus tax. Payment is due in full 8 weeks prior to arrival.

**DEPOSIT:** A security deposit of \$100.00 is required to confirm your reservation. This also serves as a cleaning, damage, and on time departure deposit. **On time departure is a must.** The deposit will be returned to you following your stay, assuming everything is in order.

**CANCELLATION:** All monies will be returned if a minimum of 8 weeks notice is given. Less than an 8 week notice your security deposit will be forfeited. Less than a 4 week notice 50% of your rental fee plus your deposit will be forfeited. Partial cancellation of a reservation is not permitted.

**LIABILITY:** Duffield's Cottages is not liable for tenant's damages, injury, or inconvenience to tenant's personal property. Both parties are limited in liability arising from loss for which insurance is carried by the injured party to the extent of recovery under their insurance.

**Grills:** Grills are designed for charcoal cooking only. **No campfires in the grill.**

**FURNISHINGS:** The cottage is furnished with a row boat, charcoal grill, bedding, cooking utensils, dishes, pots and pans, coffee pot, coffee and filters, toaster, microwave, Wi-Fi, Smart TV to access your own streaming channels, dish soap, cleaning supplies, and bathroom tissue. **You will need all of your own wash clothes and towels for the bathroom and beach.** Any of the linens provided must remain inside the cottage. Patio furniture and inside chairs must remain on the patio.

**SMOKING:** No smoking inside of the cottages.

**PETS:** No pets please. Guests arriving with pets will be asked to make other arrangements.

**BOATS:** Your cottage comes with a row boat. You may bring your own boat however rental boats are not allowed.

**QUIET ENJOYMENT:** It is understood and agreed that this property is to be occupied as a peaceful "get away" so please respect your neighbors and keep the noise down.

**EXPECTATIONS:** If any of the covenants of this agreement are broken or special circumstances arise, the tenants agree to vacate the premises immediately at the request of the owners or agents of Duffield's Cottages, forfeiting all monies paid.

Tenant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Please return this lease agreement with your rental fee of: \_\_\_\_\_ by: \_\_\_\_\_**  
**Please make checks payable to Duffield's Cottages**

Thank You,  
Bryan and Tara Duffield  
7039 Little Paw Paw Lake Rd  
Coloma, MI 49038