

Eagle's Nest Retreat Rules & Agreement

This Short Term Agreement (the "Agreement") is made by and between Eagle's Nest Retreat (Property Owner) and

(Guest reserving) as the date set forth on the signature page of this Agreement. For good and valuable consideration, the parties hereby agree to the following rental terms of subject property: Eagle's Nest Retreat, 1005 Phillips Place St. Germain, WI 54558.

1. Guest and all who are in the Rental Party shall be named below.

In the event of damage, theft, trespassing or any other type of loss, the Guest that reserved our home will be responsible and act on behalf of the others listed above, in addition to any other persons who may not be listed but is permitted on the property by Guest during Guest's stay. ***Due to an unfortunate issue with some renters we have a map up at the home that shows our yard. Guests are NOT PERMITTED ON OTHER PROPERTIES AROUND OUR HOME. If we have a complaint that guests are on private property around our home, all deposits will be forfeited and guests may also be issued a ticket for trespassing. We DO NOT have lake access. There are several signs at the back of our property stating Private Property for our Neighbors.

2. Maximum Occupancy: The maximum number of guests is limited to 30 people, unless an exception is made by the Eagle's Nest Retreat Management. Please ask.

3. Term of the lease: This lease begins at 4:00 pm CST on _____ (the “check-in date”). And ends promptly at 10:00 am CST on _____ (the “check-out date). Other booked parties may arrive within hours of the check-out time. Guest must call or text manager Lissy at 715-360-4559 and give notice of anticipated arrival time/departure time or email eaglesnestretreatwi@gmail.com.
4. Minimum Stay: This property requires a 4-night stay minimum unless it is off season we might make an exception.
5. Rental Rules: Guest has read and agrees to abide by the House Rules and the terms within this agreement at all times while at the property and shall ensure that all members of the rental party, in addition to any other people the Guest permits on the property, to abide by the listed rules at all times while at the property.
6. Access: Guest shall allow owner or his agent(s) access to the property for the purpose of repair and inspection. The owner shall exercise this right of access in a reasonable manner.
7. Departure: Guest shall leave house keys on the key holder by the front door. All inside and outside lights, as well as ceiling fans are to be turned off. Air conditioning must also be turned to 78. If heat is being used, the thermostat must be turned down to 55 degrees.
8. Rental Rates and Security Deposit: SECURITY/DAMAGE DEPOSIT: ALL Guests shall pay a security deposit in the amount of \$800.00 to be held by Eagle’s Nest Retreat. The deposit, less any amounts legally withheld, will be returned to the guest within 40-60 days after the guests departure from the rental property. The reasonable cost of repairing, waste removal, neglect or damage, including the cost of excessive cleaning for which the guest is responsible, will be deducted from the security deposit, normal wear and tear is accepted. If any

portion of the deposit is withheld, Eagle's Nest Retreat will provide an itemized statement and accounting for any amount legally withheld. All Guests, if more than one, are jointly and severally liable for the full amount of any payments due under this agreement.

9. Reservation changes and Cancellation Policy: If you shorten your reservation after it is reserved there will be a flat fee of \$100.00 charged. If cancellation is necessary, deposit will only be refunded if cancelled 30+ days prior to reservation date, if cancellation is less than 30 days prior to reservation there will be a flat fee of \$100.00 and all deposits will be forfeited. If a cancellation is due to unfavorable weather conditions (i.e.: lack of snow, temperature, ect.), a fee of \$250.00 will be charged.
10. Insurance: Guest and all members of the rental property are encouraged to purchase their own travel insurance. Homeowner will not be responsible for any misplacement, damage, theft, injury, direct loss, indirect loss or any other type of loss that may be insured by the guest, members of the rental party or any other person guest permits on the property.
11. Payment: Acceptable payment methods include personal check, cashiers check, money order and Pay pal. We cannot accept any paypal payment unless you have our approval prior to being made. Canada funds need to be converted to US dollars. The remaining total due must be received 30 days prior to the check-in date or the reservation will be cancelled and the deposit will not be refunded. Upon final payment of the balance due and the security deposit has been paid, the owner will provide to guest the instructions for entry to the property.
12. Pet deposit is \$200.00 per pet if more than 2 pets an additional \$200.00/per pet will be charged. If any portion of deposit is withheld, Eagle's Nest Retreat will provide an itemized

statement for any amount withheld. Pets are to be in a cage or kennel when left alone at the home. Pets cannot be left outside.

13. We do offer a 10% Veterans discount. Eagle's Nest Retreat must be told at time of booking for discount to apply and will only apply to the Veteran making the reservation.

14. ATV/UTV/Snowmobiles: Our yard is not a trail system, the snowmobile trail is in the front yard. We do not connect with ATV/UTV trails please do not ride them in the yard.

15. There is Private Property at the end of the back yard, please stay out of the posted private property area. We do not have lake access, please do not go through the back yard to the lake, that is Private Property and there is a posted sign.

Rental Rate:

Payment in full of the following fees shall be due 30 days prior to

Check-in Date:

\$2,900 (4 nights)

\$800.00 Deposit (non-taxed)

\$391.50 13.5% Tax (5.5% WI sales Tax and 8% Room Tax)

Additional Deposits/Discounts:

\$_____ Pet Deposit (No. of pets staying _____ x \$200/pet)

\$_____ (Subtract Veterans Discount 10% if Applicable)

\$_____ **Total Due**

-Or-

\$3,900 (6 nights)

\$800 Deposit (non-taxed)

\$526.5 13.5% Tax (5.5% WI Sales Tax and 8% Room Tax)

Additional Nights/Taxes/Deposits/Discounts

\$_____ Additional Nights (No. of additional Nights _____ x \$300/night)

\$_____ 13.5% Tax (5.5% WI Sales Tax and 8% Room Tax) on

additional nights.

\$_____ Pet deposit (No. of pets staying _____ x \$200/pet)

\$_____ (Subtract Veterans Discount if Applicable)

\$_____ Total Due

Important Note: As of 1/1/26 St. Germain Room Tax rate has been increased from 4% to 8%.

***Discount for Current Service members or Veterans can only be given at the time of reservation. Please Initial the following and send a copy of your ID information via email or mail with your deposit.

_____ I am a Current Service Member or a Veteran and would like to apply the 10% discount off the total nightly rental rate in the amount of \$_____.

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

Guest (Guest making the reservation)

Date

Eagle's Nest Retreat

Date

In the event of a medical emergency, please dial 911.

For all other issues please text or call Lissy at (715)360-4559. If you receive voicemail please leave a message and your call will be returned.