



Maiden Rock Retreat

www.maidenrockretreat.com

SHORT-TERM RESIDENTIAL VACATION RENTAL AGREEMENT

Maiden Rock Holdings, LLC dba Maiden Rock Retreat

This Short-term Residential Vacation Rental Agreement, ("Rental Agreement"), is a legal contract between Maiden Rock Holdings, LLC (owners, Deb and Dan Koonce also referred to as the "Homeowners" and "Owner" and "Landlord" and "Property Manger") and you, the Renters (also referred to as "Tenants" and "Guests"). Property is located at W3487 State Rd. 35, Maiden Rock, WI 54750, ("Property").

Payment/Cancelations/Check-in and Check-out:

In order to book and hold your reservation, we must receive the deposit and signed rental contract. The deposit of 50% of the rental total is due on acceptance of this contract by owner. Cancelations 30 days or more prior to reservation date will receive 100% refund. Cancelations 14-29 days prior to check in will receive 50% refund. Any cancelations less than 14 days prior to check-in date will forfeit the entire fee.

Check-in: Noon

Check-out: 11am

Cleaning & Linen Service Policy:

The property is provided with pillows, linens, blankets, towels, kitchen towels, comforters, hand towels & wash cloths including extras upon request. Daily cleaning is not included during your visit. For weeklong rentals and longer, bedding and towels will be changed upon request. You are responsible that all garbage is placed in garbage cans provided with recyclables placed in designated bins. Renter/tenant is responsible to clean soiled dishes, utensils, pots, pans, etc.

Accidental damage insurance/Damage deposit

Renters will be completely responsible for any and all damage to the home or property caused by Renters, whether accidental or due to Renters negligence. A damage deposit in the amount of \$___1,000.00___ will be required on day of check-in unless reservations are made through either VRBO or Airbnb. The damage deposit will be refunded on day of check-out if there are no damages. If any damages occur, damage deposit will be refunded minus costs of repairs within 14 days.

Occupancy Agreement:

Overnight occupancy limited to number of people listed on this signed contract. Daytime occupancy limited to overnight occupants plus up to 4 additional people. Other arrangements can be made with advanced notice. Renter(s)/Tenant(s) are responsible for any and all guests. Owner/Agent reserves the right to deny access or to have the premises vacated with no refund of monies should occupancy limit be exceeded. Event rentals require a separate contract. Please ask for details.

Keys/Security:

Keys for building will be given to Renter(s) upon check-in and will be turned in at check-out.

Renters/Tenants are responsible for security of the building and their belongings. All doors should remain locked when not in use; all doors should be locked in evening. Owners are not responsible for missing or stolen items belonging to the renters/tenants. Keys not turned in will result in charge for re-keying and replacement keys made, up to \$500.

Smoking/Pets:

No smoking anywhere in the building. Debris from smoking outdoors needs to be picked up and disposed of properly and safely. No pets are allowed anywhere on property.

Environment/Noise/Safety:

Maiden Rock Retreat is located along Mississippi, Lake Pepin, with active train tracks between the building and river. Train noise is subdued by commercial windows and doors but is still heard inside in all areas of the building. The train tracks are located off Maiden Rock Retreat property and Renters are responsible for their own safety around these railroad tracks.

Also located near Maiden Rock Retreat is the Village of Maiden Rock Park. This park includes a small beach. Renters are responsible for their own safety in this park and beach.

Disclaimer:

Renters understand that the Homeowners are not responsible for any personal injury caused by slipping on wet pavement or surfaces, and that tenants are responsible for exercising care when surfaces are wet or slippery due to weather or use of hoses to wash down areas, and further, that the homeowners are not responsible for any personal injury or loss or damage to tenants' property caused directly or indirectly from foul, inclement weather conditions, Acts of God or nature, accidents related to fire, heaters, stoves, tenants' failure to take adequate precautions around wet areas, or any unforeseeable circumstances.

Under no circumstances will Tenants or their guests hold the Owners of the Vacation Rental responsible for any damages or claims of any kind resulting from their stay, except for intentional acts of harm. This agreement and disclaimer applies to Renters and all guests in the Renters' party.

I, the Renter, have read, understand, agree to, and will abide by this rental agreement and all conditions stated herein.

Rental Dates: _____ Number of Renters/Tenants/Guests: _____

Signature: _____

Print name: _____

Date: _____