

Bell's Bay Cabins LLC

7424 E US Highway 10, Branch, MI 49402 bellsbaycabins@gmail.com 231-838-5632

RENTAL AGREEMENT

- **Check out is 10AM, Check in is 5PM**
 - There will be absolutely no exceptions to this in the summer months. We have a very limited time frame to turn over the entire resort. We will be promptly ready to begin cleaning at 10AM.
- Minimum two night stay for all months EXCEPT July. July is a 4 night minimum.
- **Pets** are now allowed in all cabins with the exception of cabins 9 & 12 which will strictly remain pet free. Guests with pets will have an additional fee and approval from Bell's Bay Cabins is required BEFORE arrival. Pets will cost an additional \$20/night (up to \$100). So weekly stays will be \$100. If renting a duplex this fee will be doubled unless you can ensure the pet will be kept on one side OR the other. There's a lot of extra cleaning that goes into allowing pets and as you can imagine a duplex is a very large cabin to check every square inch for pet hair and other things pets may leave behind. Pets must be leashed at all times when outside of the cabin. Please be aware that we do have wild mushrooms that grow on the property. We do our best to remove them but they grow fast! Mushrooms are toxic to dogs so DO NOT let your dog eat them and it is your responsibility to ensure that. All waste must be picked up and disposed of properly (i.e. trash can or dumpster. We have waste bags if needed). Pet owners are responsible for any damage caused by pets.
- 50% deposit is due at booking and will go towards your full balance due. The remaining 50% is due before or at check in.
- **Cancellation Policy:** Your reservation will be eligible for cancellation with 100% refunded deposit up until one month before your reservation is to begin (i.e. You're scheduled to check in on June 1st, you MUST cancel by May 1st to receive your deposit back). After this date your deposit will only be refunded **IF** your entire reservation is filled. Credit/Debit card processing fees will not be refunded. NO EXCEPTIONS.
- **NO** refunds will be given for late arrivals or early departures, mechanical malfunctions, loss of power/water, insects/wildlife, neighboring construction, noise, evictions, inclement weather, or any other acts of nature.
- **NO** smoking inside of the cabin's. All smoking is to be done completely outdoors and cigarette butts must be thrown in the trash and not the fire pits or grills. Additional cleaning fees will be charged if there is evidence of smoking inside of cabins.
- Duplex rentals receive a 10% discount.
- **NO** wake is allowed on Long Lake between the hours of **7:30 PM and 11 AM.**

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- Quiet time hours are from **11 PM until 9 AM**. Please keep ALL noise down during these hours including but not limited to music and talking/laughing.
- Cabins are heated but there is **NO** promise of A/C. Some fans are available but it is also recommended to bring your own. Cabins 22 & 23 do have A/C units and cabins 20 & 21 are slated to have A/C units installed for the summer 2024 season. However, if they end up going down there is no refund and no promise when they'll be back up and running
- **ALL WATERFRONT ACTIVITIES ARE AT YOUR OWN RISK**. This includes but is not limited to water trampoline, swimming, kayaks, paddle boards, paddle boats, use of swimming raft, etc. There are no lifeguards on duty and children under the age of 12 need adult supervision at **ALL** times. Life jackets are available and **HIGHLY** recommended.
- Bell's Bay Cabins LLC, Maggie Mae's Vacation Rentals, Mel's Long Lake Cabins and its owners are not liable for any bodily injury, death, or personal property damage that may arise during your stay.
- Please do **NOT** rinse sand off in the shower/tubs. There are buckets provided for each cabin for hand/foot rinsing and they are cleaned and disinfected between each guest.
- Do **NOT** flush anything besides toilet paper and human waste. Tampons, baby wipes, "flushable" wipes, etc. do not do well in our septic system and must be disposed of in the trash.
- Kitchens are equipped with refrigerator, microwave, stove (except #23), coffee pot, toaster, plates, bowls, silverware and cups for the maximum number of guests per cabin. Pots and pans are available but if you prefer no stick pots and pans you will need to bring your own. Additional utensils may be available through the office. Dirty dishes must be washed **BEFORE** your departure.
- Cabins have well water which is full of natural minerals giving it a yellow/brown tint. If this is unsuitable you must bring your own water and/or filter pitcher.
- Each cabin has cable TV and WIFI. WIFI password can be found in your cabin.
- **ALL** trash is to be gathered and put in the dumpster when you depart. This includes all opened food from the refrigerator/freezer. All deposit returnables you wish to leave must be rinsed out and bagged. Failure to follow this rule could result in an additional cleaning fee.
- 4% is added for credit/debit card payments. Cash and checks are accepted but please DO NOT mail cash. Checks need to be made out to Bell's Bay Cabins and include your cabin number and reserved dates in the memo.
- 11% lodging tax will be added to all reservations (6% to the state of Michigan and 5% to Ludington Area Visitors Bureau).

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- Bedding is available for \$15 per bed. Towels are available for \$5 per set (bath towel and washcloth). Do not use the bath towels for the beach. All bedding and towels provided by Bell's Bay Cabins must be left in the cabin when you depart. As always you are welcome to bring your own towels and bedding.
- You are responsible for all damages incurred during your stay.
- By signing this rental agreement you acknowledge all rules, regulations, fees, and are accepting the terms and conditions. This Rental Agreement will cover any and all stays at Bell's Bay Cabins LLC.

Print Name: _____

Signature: _____

Today's Date: _____