



AGREEMENT FOR CABIN RENTAL

THIS AGREEMENT, dated this ____ day of _____, 200____, by & between Ross & Karen Goulette (Ross' Retreats), as lessor, & your name as lessee, & in consideration of the mutual covenants contained herein, the parties agree as follows:

I. RENTAL PREMISES

Lessees hereby rent from lessor a cabin on Yellow Lake located in Union Township, Wisconsin, described as follows:

8407 Park Street; three bedroom lakefront home;

- A. Items included free of charge: Pontoon, Hot Tub

II. TERM

This agreement shall commence at 4 o'clock p.m. on the ____th day of _____, 200____, & shall terminate at 10 o'clock am on the ____th day of _____, 200____. Lessee is to depart promptly by the termination time, so that premises can be cleaned for subsequent lessees.

III. PRICE/RENTAL AGREEMENT

Upon receiving 50% deposit, copy of driver's license and a signed and dated copy of this Rental Agreement, a rental confirmation will be mailed to you. We must receive a personal check or postal money order for the security deposit within 7 days of initial booking. Once it is received, your dates are officially reserved.

About two weeks before your stay, we will mail you a welcome packet that includes travel directions to the cottage and the lock code to access the house.

The rental for the term described in paragraph II above is the total sum of \$_____, + 5.5% state and county tax, half of which is payable in advance upon the execution of this agreement. The remainder is to be received 30 days before arrival.

▪ CANCELATIONS

- If you cancel more than 30 days before check-in, your security deposit will be returned.
- If you cancel less than 30 days before check-in, you will forfeit your security deposit.
- If you cancel and have already paid for your stay, we will refund your payment for lodging.
- The first day of the rental, there will be no refunds for any reason.
- No credit will be given for shortened stays due to late arrival or early departure for any reason.
- No cancellations due to weather.
- It is expressly understood that this agreement is strictly between the parties hereto, and no assignment for subletting shall be allowed without the express, written permission of the lessor.

▪ PAYMENTS

We accept payment by personal check, postal money order or credit card over the phone.

***CREDIT CARD AUTHORIZATION:** I understand and consent to the use of the credit card provided without original signature on the charge slip, that a photocopy or fax of this agreement will serve as an original, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after leased premises are vacated.

Signature

Payment in full must be received 30days before arrival.



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IV. SECURITY/DAMAGE DEPOSIT

A security deposit of \$500 is required 30 days before arrival.

Any damage, breakage, or other impairment to the value of the premises, reasonable wear and tear excepted, shall be the sole and exclusive responsibility of lessee. Lessor shall conduct an inspection immediately after the end of the term, and shall promptly refund, within fourteen (14) days, the damage deposit to lessee, or otherwise provide a written explanation to lessee as to why the deposit, or portion thereof, is not being returned. Nothing in this agreement will alleviate lessee's being responsible for amounts in excess of \$500.00 if such damage, in those excess amounts, are done to the premises by lessees, their guests or invitees. Any damage or breakage which occurs during lessee's rental period shall be promptly reported to lessor at the number indicated below. Lessees agree to leave the cabin and surrounding property in a clean and proper condition, and cleaning supplies, brooms, mops, and other cleaning supplies are provided by lessor.

V. NOTICES

Any notices to be given to either party shall be given to the following individuals at the address listed below:
To lessor at...

Ross & Karen Goulette
544 Briana Lane, Hudson, WI 54016; (715) 386-0877; rgoulette@yahoo.com

Lessee
Your name, address, phone, email

VI. VI. INDEMNITY AND HOLD HARMLESS

Lessees acknowledge and certify that they are aware of the inherent dangers associated with the use of a lake cabin upon recreational waters, and the dangers that are inherent with water and outdoor activities. Lessees hereby release, discharge, indemnify, and hold harmless lessor, lessor's heirs, successors, officers, agents, and assigns, from any and all liability, claims, damages, suits, or other causes of action, of whatsoever kind or nature, that may result from lessee's use of the cabin and surrounding premises, and Yellow Lake, for the rental period described herein. Further, lessees are solely and exclusively responsible for the supervision, control, direction, activities, and conduct of themselves, their children, any third party guests, invitees, or other persons that are on the rental premises with lessee's permission during the rental week. The indemnity and hold harmless provided by lessee herein applies with equal force and effect to the actions and conduct of the invitees, children, and guests of lessee, such that lessees indemnify and hold harmless lessor for those person's activities and conduct.

VII. VII. RESPECT FOR NEIGHBORS AND SURROUNDING PROPERTIES

This rental agreement is for the cabin and yard and shore area of the cabin, and lessees are at all times to respect the privacy, solitude, and peaceful enjoyment of the neighbors, and other users of Yellow Lake. Any complaints received by local authorities, or surrounding property owners, as to lessee's use of the rental premises shall be grounds for immediate ejection and discharge from the premises, without refund of any amounts paid.



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VIII. VIII. HOUSEKEEPING

When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate amount of guests:

- Bath towels, hand towels, wash clothes, paper towels, and napkins
- Dishwasher soap, hand soap, toilet paper, laundry soap and softener

NO PETS ALLOWED. Guests who bring a pet or pets without approval will forfeit their security deposit and may be evicted from the property.

THIS IS A NON-SMOKING HOME. You are permitted to smoke outdoors on the deck. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will incur a \$50.00 fine and if additional cleaning is necessary to remove smoke odors from the house and/or linens, costs will be subtracted from your deposit.

WHIRLPOOL TUB. The whirlpool tub is provided for the enjoyment of adult guests. Keep children away from the tub unless there is constant adult supervision.

GAMES & ACTIVITIES. We supply games and activities for our guests, however some games have small pieces or parts and are not suitable for young children, i.e. toddlers and infants, who may put things in their mouths. Do not allow young children to play unsupervised with games.

FIREPLACE. The fireplace is available to guests. Please follow the instructions and guidelines included in your welcome packet.

TELEPHONE SERVICE. Telephone service is local & emergency only. Please use a calling card or cell phone.

CHECK-IN/CHECK-OUT.

- Check-in time is no earlier than 4 o'clock p.m. There is only a 6 hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early.
- Checkout time is no later than 10 o'clock a.m. the day you are scheduled to leave. We must be able to enter the home at 10 a.m. If you do not vacate the premises on time, you will be charged for one (1) additional night's stay.
- Checkout procedures: Prior to checkout, all dishes should be washed and put away. Beds may be left unmade and sheets and pillowcases left on. Towels should be placed in the laundry room. Before leaving, set the thermostat to 55 degrees in the cooler months and 80 degrees during warmer months. Make sure all doors and windows are locked and shut.
- We will not be liable or responsible for personal items left behind, lost or stolen. If you leave an item after checking out and wish to have it returned, call us as soon as possible and we will arrange for shipment. We will inform you of the shipping cost and with your approval, deduct it from your deposit refund to cover the expense.

SEPTIC SYSTEM. Please remember that anything that goes down the drain goes right into the ground and is absorbed by the environment. **DO NOT USE LIQUID PLUMBER OR THESE TYPES OF PRODUCTS.** These products stay in the sewer system and pollute the ground beneath the home.



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IX. IX. ADDITIONAL TERMS

- You must be 21 years of age to rent this home and provide proof of age, if requested.
- The home has a maximum occupancy of ten (10) guests. Renters who exceed the occupancy limit and falsify occupancy information at the time of reservation are subject to eviction.
- House parties are strictly prohibited and grounds for immediate eviction.
- Illegal substances are strictly prohibited and grounds for immediate eviction.
- There is an abundance of wildlife in the area. Guests are to respect nature and take care to guard themselves and their guests as appropriate.
- If a personal check is returned to us for non-sufficient funds, you will be charged the amount levied by the bank for NSF charges.
- Any exceptions to the rules and regulations as written here, must be approved in writing in advance.
- Rates, terms and conditions are subject to change without notice.
- **FORCE MAJEURE.** There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

Wherefore the parties have placed their hands and seals on the date first written above.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Lessor

Print Name:
Street Address:
City, State, Zip Code:
Phone:
Email:
Signature of Lessee:
Date: