

Vacation Rentals North, LLC

RENTAL AGREEMENT AND CONTRACT

It is understood that each unit is privately owned including the furnishings with Vacation Rentals North, LLC, acting solely as Agent for the Owners. The Tenant agrees to compensate the Owners for any loss or damage caused by them during the term of the Lease by themselves, their guests and/or invitees.

1. **Pets.** Pets are not permitted under any circumstances in any of our rental units.
2. **Smoking.** Smoking is not permitting under any circumstances in any of our rental units.
3. **Phones.** Long distance phone calls are not allowed; calls made in violation of this agreement will be charged against the security deposit. Tenants are encouraged to bring their own cell phones or use a calling card. Local and toll-free calls are free of charge.
4. **Lost Articles.** Owners or Owners' Agents are not responsible for articles lost, stolen, or left behind in units. Reasonable cost may be charged against the security deposit for return of articles left behind. We will do our best to return all forgotten items to you.
5. **Permission to Enter Premises.** Vacation Rentals North, LLC reserves the right to enter the premises for repairs and/or maintenance or to prevent injury to property or person. Agent acknowledges that Owner does its best to keep appliances and fixtures in working order and that it does not offer discounted rates for situations beyond its control.
6. **Cancellations.** Rental deposits are non-refundable if cancellation is made less than 30 days prior to scheduled arrival. Summer reservations are non-refundable after April 30. New Year's reservations are non-refundable after November 1. All cancellations are subject to a \$50 processing fee.
7. **Damages.** Tenant will be held responsible for any damages to the unit during their period of occupancy. A \$300 deposit made by check to Vacation Rentals North, LLC, will be held for damages for up to 30 days following departure. Tenant grants permission to Vacation Rentals North, LLC, to charge against deposit for extraordinary cleaning, loss, or damages incurred to owner's property. Damages in excess of deposit shall be paid in full by Tenant.
8. **Payment Procedures.** One-half of rental fees are due at time of registration. The remaining amount due: \$75 cleaning fee, balance of rental amount, damage deposit, state and local tax, and all other charges are due four weeks prior to scheduled arrival. Checks, money orders and Visa/MasterCard will be accepted; damage deposit is payable by check only. All returned checks will be subject to a \$30 service fee.
9. **Use of Appliances.** The Tenant acknowledges that if it uses the appliances, fireplace, and propane grills, etc. that they are responsible for damages caused by their usage to either the item or persons. The Tenant further acknowledges that they are experienced in their usage of the equipment and will be responsible for any damages or injuries that may result from their usage.
10. **Violation of Law.** Tenant agrees not to violate any laws during the term of this lease. If Tenant does violate any law, this lease can be terminated immediately in the discretion of the Owner or Owner's Agent with no refund of any unused payments.

11. **Lost Property.** Tenant shall be responsible for any lost, broken or stolen property of Owner that occurs during the term of this lease, including acts by guest or invitee of the tenant.
12. **Indemnification.** Tenant agrees to indemnify and hold harmless the Owner, its agents, employers, members, or assigns, against all claims, suits, causes of action, judgments, losses, costs (including actual attorney fees and damages including, but not limited to, damages for care and loss of services because of bodily injury, sickness or disease, and/or death, or property damage resulting there from), sustained by any person, persons or property, whether real or personal, as a result of any act of the Tenant, their agents, employees, and assigns whether by negligence or otherwise.
13. **Release of Liability.** Except as specifically provided by law, tenant hereby releases the owner and its agents from liability for any negligent acts or omissions, except those acts or omissions which would constitute "gross negligence".
14. **Assumption of Risk.** The Tenant assumes the risk for any injury or damage caused by the use of the premises during the term of the lease. This includes, if applicable, but is not limited to, use of steps/stairs to home and/or water, dock, water, boat activities, bonfire circles, fireplaces, woodstoves, or rental unit.
15. **Inspection of Premise.** Pursuant to 24-hour notice, Tenant will allow inspection of premise exterior during the term of the lease to facilitate showing the home pursuant to a listing agreement.
16. **Assignment.** Tenant cannot assign this agreement without consent of Vacation Rentals North, LLC.
17. **Costs.** If Vacation Rentals North, LLC. has to pursue any legal remedies due to the breach of this agreement by the Tenant, then the Tenant shall be responsible for all costs, including reasonable attorney fees and court costs.

**The undersigned acknowledges that he/she has read
and agrees to the conditions of the rental agreement.**

SIGNATURE: _____

DATE: _____

VACATION RENTALS NORTH - RENTAL CONTRACT

Rental Unit Number (s): _____

Guest Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

Driver's License: _____

Your confirmation and receipt will be sent by e-mail. Please list e-mail address:

Number of Adults: _____ Number of Children: _____

Names of all Guests: (The undersigned agrees that only these persons identified will occupy the premises)

Special Accommodations: _____

Arrival Date (Arrive at 4:00 p.m.) _____ Departure Date (Depart by 10:00 a.m.) _____

The undersigned acknowledges that he/she has read and agrees to the terms of this contract and to the rates specified in the attached table.

SIGNATURE: _____

DATE: _____

**Please sign agreement AND contract (4 pages total). Return all pages with deposit to:
Vacation Rentals North - P.O. Box 336 - Conway, MI 49722**

OFFICE USE ONLY: Deposit received: _____ Confirmation sent: _____ mail/e-mail

VISA/MC Number: _____ Exp. Date: _____

3 Digit Security Code: _____ (on back of card)

1. Rent Due	= \$ _____
2. Tax 8% (6% state tax and 2% local tax)	= \$ _____
3. Cleaning fee (\$85 per week per unit)	= \$ _____
4. Miscellaneous Charges	= \$ _____
5. Rent Due (total of lines 1, 2, 3 and 4)	= \$ _____
6. Damage deposit (\$300 per unit) (returned within 15-30 days if no damage)	= \$ _____
7. Reservation Deposit (50% of line 1)	= \$ _____
8. Balance due four weeks prior to scheduled arrival	= \$ _____

See us on the web: www.VacationRentalsNorth.com

Phone: 231-487-9047

Fax: 231-487-1082

Mail to: VRN PO Box 336 Conway, MI 49722