

This contract must not be modified and must contain the same contract information as downloaded from the website.

2008-2009 Denlar Lakefront Rental Contract & Information

For Off-Season Rentals: May-June 15th and After Labor Day-Oct. 15th

Property Location: 5245 W. Monroe Rd., Pentwater, MI 49449

Please READ, Sign and Return. - Neglecting terms of contract can result in loss of deposit.

Person signing contract is the responsible party and must inform family and guests of all rental information. Rental is from _____ to _____. Check-in is 3:00 p.m. and check-out is 10:00 a.m. unless otherwise stated in this paragraph.

1. **A deposit equal to ¼ of the cost of your stay is required immediately to reserve your time slot.** Your reservation will be held for one week awaiting the receipt of your deposit. Your deposit amount is: _____.

2. **About Rent Payment:** The deposit you send will not be used as part of your rent. (Read cancellation policy).

Full payment (including tax) is due 10 days in advance of your rental time. Checks should be made out to "Denlar Lakefront Rental." Daily and weekly rentals are required by law to include **6% MI Use Tax.**

Off-season/daily rates are \$225/night for 3 night stays. \$200/night for 4,5,6 night stays. \$1300/week

3. **Cancellation policy:** If you cancel at least 30 days prior to your reserved date, your full deposit will be refunded less a \$35 processing fee. (This fee also will be charged for any NSF check). If cancellation occurs less than 30 days before the rental time, your full rent payment (including tax) will be refunded if already paid, **but not your deposit.** (Management may waive this decision depending on ability to fill the vacated time slot.)

4. **Cleaning supplies** and a vacuum are provided to help you in the upkeep of the home during your stay. Your payment provides for a cleaning service before the next guests arrive, but your assistance is requested and appreciated! Removing food from the refrigerator and emptying your trash in the bins under the porch would be most helpful. Please call or leave a note about any particular areas that may need extra attention... especially carpet cleaning or broken fixtures or appliances. We certainly appreciate the assistance you have time to provide.

5. **Amenities:** A supply of sheets, bath and dish towels, toilet paper and some garbage bags will be provided along with a "starter supply" of most other paper products. You will probably need extra paper towels, toilet tissue, foil, sandwich wraps, Kleenex, etc. during the course of your stay. Please shop accordingly! Please lock doors when home is unattended. Your personal code for the touchpad locks will be sent with receipt of your full rent payment. Phone service is not provided. Bring your cell phone. A TV and VCR/DVD player is located in each of the 2 family rooms and the downstairs bedroom (TV only). Additional cable TV hook-ups are located in the dining room and the twin bedroom, but you will need to bring your own small TV for those extra areas. High speed cable internet service is available for an additional charge of \$30 regardless of the length of your stay.

6. **Accommodations are limited to 8 people.** Privacy and respect for our neighbors must be maintained. Outside late-night activity is not appreciated. Guests are welcome, but a total of only 8 occupants are to stay overnight. The local State Park has areas for group picnics, reunions and any large gatherings. Please inquire if you have any questions.

7. **Parking is limited to 4 vehicles.** RV's (cycles, 3 wheelers, motor homes, etc.) are not to be used on the property. Property preservation is of great concern. Neighbors do report when this is abused and a deposit may be withheld for any abuse of this contract.

8. **No Pets** (including visitor's pets) and **No Smoking** inside the house or 3-season room. If you do smoke outside, please remember to place butts in the container provided and empty the container when your vacation is over. Please restrict food and beverages for children to dining or deck/patio areas only. No tents. No fires of any kind. (You may use the 2 gas fireplaces.) Children are not to be left unattended in the house at any time.

9. **Plumbing Care:** Please don't flush foreign products down the toilet. Calling a plumber for an issue that occurred because of something flushed that shouldn't have been (feminine items, too much toilet paper) may result in a deduction in deposit return to cover expense.

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10. Please report any damage or problems to Management as soon as it is noticed so that repairs may be scheduled.

11. Renters, visitors and guests agree to hold Denlar Lakefront Rental harmless and to indemnify same from and against all liability and claims of liability for personal injury, death, property damage, or any other loss or damage which may arise in any manner under this Rental Agreement.

My signature below verifies that I have read both pages of this Rental Contract and agree to the terms provided.

Responsible Party Signature

Print Name

Date Signed

Dates Reserved

Responsible Party's Address

Phone Numbers: Cell _____
Day Phone: _____
Evening Phone: _____
E-mail: _____

Deposit Check Date _____

Deposit Check Number _____

Deposit Amt: _____ We will send you a receipt for your deposit along with the amount due (including 6%MI Use Tax). Deposits will be returned on your departure or mailed within 2 weeks. Please remember rent payment checks are due 10 days in advance. This rent money is returned if you have to cancel. Payments will be deposited as received.

Names of people who will be staying at rental property during your stay. (Limit 8)

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Number of Vehicles Anticipated. (Limit 4) _____

Management Information

Owner: Caroline Denlar
Home Phone: 231-869-2561
Cell Phone: 231-425-0398

Mailing Address:
P.O. Box 128
Pentwater, MI 49449