

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 Prime Season Weekly Rentals between June 15th and Labor Day

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. Breach of contract may result in full or partial loss of deposit, so please make sure you read this information. Rental is from Saturday to Saturday. Check In is 3:00 p.m. Check Out is 10:00 a.m.

- 1. A \$400 deposit is required immediately to reserve your week.** Your reservation will be held for one week awaiting the receipt of your deposit.
- 2. About Rent Payment:** The deposit you send is not to be used as part of your rent. It will be returned to you (read cancellation policy). **Full payment (including rent and tax) is due 30 days in advance to rental week. You must make full payment with one check to avoid confusion, written to Denlar Lakefront Rental.** Weekly rentals are required by law to charge **6% MI Use Tax.** (This is in addition to the weekly rate quoted.) Include your rental dates in the check memo area.
- 3. Cancellation policy:** Deposit will be returned if you cancel at least 4 months prior to rental week. If we can rebook after the cancellation deadline at the regular rent price, your deposit will be returned, less a \$35 processing fee. This fee also will be charged for any insufficient fund check. We prefer to rebook and return deposit if at all possible. Your deposit will be returned at check-out or mailed within 2 weeks (your choice) if the property has not been damaged or left other than the way it was upon arrival.
- 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. This is a private home and we are not in the Hotel/Motel business. Saturdays are very busy with a limited turn-around time between guests. Removing food from the refrigerator and emptying your trash in the bins under the porch would be most helpful. Please call in advance or leave a note about any particular areas that may need extra cleaning attention. We certainly appreciate any assistance you can provide.
- 5. Amenities:** A supply of sheets, bath and dish towels will be provided along with a "starter supply" of most paper products. You will probably need extra toilet paper, paper towels and garbage bags during the course of your stay. Please lock doors when home is unattended. Phone service is not provided. Bring your cell phone. A TV and VCR or DVD player is located in each of the 2 family rooms and the downstairs bedroom. Additional cable hook-ups are located in the dining room and twin bedroom. High speed internet service is available for an additional charge of \$30.
- 6. Accommodations are limited to 8 people.** Privacy and respect for neighbors must be maintained. Outside late-night activity is not appreciated. Guests are welcome, but only 8 occupants are permitted to stay overnight. The local State Park has areas for large group and family picnics or reunions. 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. Do not move furniture. Please restrict food and beverages for children to dining area only. No tents. No fires of any kind. (You may use the 2 gas fireplaces.) Children are not to be left unattended.
- 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 you notice it so timely repairs can be made.

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

Week Reserved

Responsible Party's Address

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

Deposit Check Date _____ Deposit Check Number _____

\$400 deposit required. We will send you a receipt for your deposit along with the amount due (including 6%MI Use Tax and internet hook-up fee, if requested). Deposits will be returned approximately 2 weeks after vacation. Please remember rent payment checks are due 30 days before rent week. 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. (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:
PO Box 128
Pentwater, MI 49449