

Noel's Vacation Rental Application/Agreement

Noel Thompson

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VACATION RENTAL PROPERTY:

- ☐ 52 MYRTLE AVE – SLEEPS 10 (Access to Private Pier) \$1,300.00 Weekly rate
- ☐ 63 MYRTLE AVE – SLEEPS 10 (Access to Private Pier) \$1,100.00 Weekly rate
- ☐ 38 MYRTLE AVE – SLEEPS 12 (Access to Private Pier) \$1,300.00 Weekly rate
- ☐ 890 WHITE LAKE DR – SLEEPS 9 (WATERFRONT w/ Private Pier & Boat Dock) \$2,000.00 Weekly rate
- ☐ 876 WHITE LAKE DR – SLEEPS 13 (WATERFRONT w/ Private Pier & Boat Dock) \$2,900.00 Weekly rate

BOOKING INFORMATION:

ARRIVAL DATE:	
DEPARTURE DATE:	
ESTIMATED ARRIVAL TIME:	
CONTACT PHONE:	
SECURITY DEPOSIT:	\$200.00 non-refundable
CHECK-IN	4:00 pm
CHECK-OUT	11:00 am

RENTER INFORMATION:

Applicant

Co-Applclicant

FULL NAME		
ADDRESS		
CITY, STATE, ZIP		
HOME PHONE		
CELL PHONE		
EMAIL		
NAMES AND AGES OF OTHER OCCUPANTS WITH YOU		

Vacation Rental Agreement

1. **Check-in.** Check-in time is at **4:00 pm** or later on the scheduled arrival date. Renter must notify the property management if late arrival after 6:00 pm.
2. **Check-out.** Check-out time is no later than **11:00 am** on the scheduled departure date. Any delay in check-out will require the consent of property management.
3. **Cancellation.** All cancellations must be in writing. In the event of cancellation, **NO AMOUNT PAID BY RENTER SHALL BE REFUNDED** unless the property is re-rented for the same rental period and same or greater rental amount. If the property is not re-rented, **NO AMOUNT PAID BY THE RENTER SHALL BE REFUNDED, regardless** of the reason for cancellation. Property management is not required to make additional efforts to re-rent the property, but if suitable and qualified renters offer to rent the property, the property management may accept the rental. **The Security deposit is non-refundable. There will be a Cancellation Fee of 15% of the total rent due.**
4. **Security Deposit Rollover Option** – You may opt to use the **\$200.00 Security Deposit** to rollover and book and lock in the same week for the following year. If you choose not to rollover the security deposit, you will forfeit locking in your vacation week. ***If you cancel the vacation rental week for any reason, the Security Deposit is non-refundable.***
5. **Use of Premises.** Renters and their guests will comply with all local laws, ordinances, and community rules regarding the use of the premises.
6. **Occupancy.** At no time, will the occupancy of the vacation rental property exceed 10 persons.
7. **Quiet Enjoyment.** Renters shall be entitled to the ***quiet enjoyment*** of the rental property. Any disturbance resulting in police action, neighborhood complaints, or any violations of the rules and regulations is considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.
8. **Smoking.** No smoking is allowed inside the property. Smoking is only allowed outside. Cigarette butts must be properly discarded and not thrown or left on grounds.
9. **Alcohol.** Alcohol is allowed on the property. No glass of any kind to include bottles/jugs and cans are allowed on private pier. Please use paper/plastic cups. Trashcan is provided.
10. **Pets.** No pets are allowed. (Ask first!)
11. **Locked areas.** Renters may not be provided a key for property management/owner's personal storage spaces. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and renters will be held liable for any damage and/or missing items.
12. **Key charge.** A **\$25.00** fee will be charged to renters for failure to return any and all keys and will be deducted from the security deposit.
13. **Damages and Cleaning.** Rental property should be left in the same condition as originally found. The Renter is responsible for all routine cleaning while on the property and agrees to keep the property, inside and out, clean and free of trash, clutter, and debris. Any undue or unreasonable cleaning necessary as a result of the renters and their guests stay will result in a cleaning charge assessment of \$90.00 per hour with a one hour minimum; if the security deposit is insufficient to cover the cost of damages or cleaning. Renter is responsible for all damages due to misuse, overuse, and any missing inventory items not covered by the security deposit.
14. **Rules and Regulation.** Renter and their guests agree to comply with the rules and regulations, which will be provided and are posted in each rental home in the Renters' Guide Book

Vacation Rental Agreement

15. **Pier and upper deck.** Renters acknowledge that the use of canoes, kayakes, and any and all water toys carries risk that may result in serious injury or death, and unsupervised use by children is prohibited. All persons must wear life vests when using canoes, kayaks, or other watercraft. No diving off the end, top, or sides of pier, and no jumping off the upper deck into the lake. **Supervise children at all times to decrease risk of injury, death, or drowning.**
16. **Paddle Boats, Kayaks, and Canoes** that are not properly secured in the designated area and drifts away, the renter will be responsible for retrieving the missing watercraft and if lost will be responsible for the replacement of the watercraft in excess of the security deposit.
17. ***Renters who have boats and jet skis – Only designated buoys may be used for tying up boats and jet skis. You may not use the owner's pier for tying off at any time. Buoys may be used at your own risk. Noel's Vacation Rental/Owner will not be responsible for loss, damage, theft, or destruction of renters' personal boats/jet skis.***
18. ***It is recommended to remove boats and jet skis from water due to bad weather/storms to prevent damage to the owner's pier. Damages to the private pier to include vandalism, carelessness, or misus will be the renter's responsibility for the cost of any/all such repairs exceeding the security deposit.***
19. **Personal Property.** *All personal property placed in or about the vacation rental by renter and their guests shall be at the sole risk of the renter. This will include personal watercrafts, golf carts, etc. Owner is not responsible for loss, damage, theft, or destruction of such property for any cause.*

HOLD HARMLESS

Property Management/Owner attempts to properly maintain the vacation rental. The renter agrees to immediately notify property management of any maintenance problem, so that the situation can be remedied as soon as possible. Property Management/Owner is not responsible for any inconveniences that may occur for which he/she has no control. This includes, but is not limited to: accidents, injury, theft, power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as televisions, appliances, etc. NO refunds will be given for occurrences beyond the property management/owner's control. Management/Owner is not held liable for any injuries that may occur to renters or their guest as a result of the acts of said renters and guests. Property Management/Owner is not responsible for any theft or damage to renter's belongings during their stay at the vacation rental.

Applicant's Signature

Date

Co-Applicant's Signature

Date