

SHORT TERM RENTAL AGREEMENT

(Please Print Legibly in Ink)

ROBINSON’S CROSSING

3815 E. HOUGHTON LAKE DR. HOUGHTON LAKE, MI 48629

This agreement made this _____ day of _____, 20__ between

Name(s)_____

Phone(s) (____) _____

Address _____ (hereinafter called the Tenants) and Denise Robinson (hereinafter called the Landlord) concerning the short term rental of the property located at 3815 E. Houghton Lake Dr. Houghton Lake, MI 48629

Total people in renting party: _____. Adults: _____ Children: _____ not to exceed 8. Rental period begins at 4pm on _____ and ends at noon on _____.

Total Rental Amount: \$_____

Total Deposit\$_____

Amount due on arrival\$_____ We do not accept credit or Debit cards

Terms of the Agreement:

1. The Landlord have the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement
2. The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition.
3. The Tenants shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bins along the road during their stay for pickup. Tenant is cautioned not to leave trash outside for long periods of time because it attracts animals.
4. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
5. No animals or pets of any kind will be brought onto the premises.
6. No Campers, Travel trailers, No Tents.
7. No sub renting to others
8. The Tenants shall have no more than 8 (eight) persons reside or sleep on the premises.

9. The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10 PM and outdoor noise should be kept to a minimum.

10. Landlord shall provide, cups, knives, forks, spoons, dishes, and other items as commonly used by the Landlord's family.

Towels, Linens, Toilet paper, soap, dish detergent, laundry soap, shampoos, and other consumables are to be provided by the Tenant. No reimbursement will be made for unused consumables left at the premises. If consumables exist at the premises when the Tenant arrives the Tenant is free to use them...

11. The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

12. Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

13. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

14. We occasionally experience outages that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.

15. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

16. If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the Tenants' stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's vacation. Tenant shall allow reasonable viewings of the home between 9 am and 8 PM present or not.

17. There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments.

18. It is the tenant's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in or being around the lake. Tenant agrees to have a responsible adult supervising minors while they swim in the lake. Tenant is hereby notified that the lake can be dangerous and tenant accepts fully the risks involved. Tenant is further notified to be cautious when exiting or entering the lake. There are no rails to prevent a fall into the lake

19. Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.

20. Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. ; shall cause termination of this agreement with no refund of rents or deposits.

21. Tenant is advised that the property contains an electric stove and cook top ,gas clothes dryer, gas heating, charcoal grill, wood fireplace and will seek help from management if the proper operation of such items is not fully understood.

22. The property has a fire extinguisher installed near the kitchen area. The fire extinguisher was fully charged at last inspection. It is the duty of the tenant to inform management immediately should the fire extinguisher become less than fully charged. Tenant agrees to use the fire extinguisher only for true emergencies.

23. The property has fire alarms installed and they are believed to function properly at the time of rental. Tenant will notify management without delay if a fire alarm "chirps" or has a low battery condition, or is missing.

24. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one...

25. Cable TV is provided and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to cable TV service.

The Landlord accepts this agreement. The Landlord reserves the right to cancel this agreement for any reason, at any time prior to rental period. In the event of a cancellation of this agreement, Landlord will refund any deposits to renter.

Any Noncompliance with rules or violations of law may result in eviction from property and forfeiture of all funds paid.

Please fill out and sign this Agreement and mail to Landlord at Durand address.

Make checks payable to Denise Robinson 9686 E. Monroe Rd. Durand, MI 48429

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ Date _____

Tenant _____ Date _____