

## RENTAL AGREEMENT

This short-term rental agreement is made by and between Rustic Retreats LLC (OWNER) and \_\_\_\_\_, as of the date last set forth on the signature page of this agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property Name: Select Property. Address is provided with final payment. Property is fully furnished which includes, bed linens, washcloths, dish towels and toilet paper (3 rolls per bathroom). It does not include spices/oils, toiletries, dishwasher/laundry detergent or paper products (other than TP). It also does not include firewood or charcoal for grill.
2. Rental Party: The rental party shall consist of \_\_\_\_\_ adults and \_\_\_\_\_ children.
3. Maximum Occupancy: The maximum number of guests is limited to; 16 people@Moose Lodge/ Turkey Run, 12 People@Eagles Nest/Whitetail Ridge, 11 people@Rustic Shed, 10 people@Lazy Bear. This is per county ordinance and must be adhered to.
4. Terms of the Lease: The lease begins @ 4pm on \_\_\_\_\_ & ends @ 11am on \_\_\_\_\_ Early check in/late check out may be available per manager discretion. Rates for this service start at \$25/hour.
5. Access: Guest shall allow Homeowner, or person delegated by homeowner, access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
6. Refundable damage deposit (VRBO/AirBNB bookings; see booking site for details. If no deposit is collected, you are still responsible for damages up to the deposit amount and will be charged if needed) Damage deposit is for security & shall be refunded in full provided no deductions are made due to;
  - Damage to the property or furnishings
  - Dirt or other mess requiring excessive cleaning.
  - Cleaning fee DOES NOT include washing dishes, picking up trash/debris, rearranging furniture or cleaning up bodily fluids of any sort anywhere on the property.
  - There is a minimum \$100 charge for cleaning any bodily fluids
  - Any other cost incurred by Homeowner due to Guest's stay.
  - If the premises appear dirty/damaged upon check in, guest shall inform homeowner immediately.
7. Cancellation: If guest wishes to cancel the reservation, the monies paid shall be handled as follows;
  - Direct booking; If cancellation occurs prior to 90 days of check in date, the deposit will be refunded less \$100 service fee. If Cancellation is made with 90 days prior to check in, no refund will be issued. \*Unless other agreement is mutually agreed upon, in writing, prior to booking\*
  - If booking was made on a 3rd party site (like AirBNB/VRBO/Trip Advisor) please reference the listing on the site for your cancellation policy.
8. Insurance: We encourage all guests to purchase travel insurance.
9. Payment: Acceptable payment methods are credit card or ACH direct debit (US dollars). All payments will be handled on the booking site (AirBNB/VRBO/TripAdvisor) or invoiced online via Intuit. Payment schedule/fees are outlined on booking site or on your invoice. Please indicate where this booking originated;

10. Checkin: Specific instruction including lock information and property address will be sent to you via your email on file or booking site thread after final payment is received as well as photo ID and signed rental agreement.(No photo ID req'd for AirBNB reservations)

11. Please fill out the following guest contact information. The phone number provided must be a number that the guest can be contacted on during the stay.

- Home address \_\_\_\_\_
- City \_\_\_\_\_
- State \_\_\_\_\_
- Zip Code \_\_\_\_\_
- Phone \_\_\_\_\_
- Email \_\_\_\_\_

12. Owner contact information is as follows;

- [www.rusticretreatsllc.com](http://www.rusticretreatsllc.com)
- Sondra (608)432-2982, Leon (608)432-2960, Sarah (608)432-6333 F (608)253-5070
- PO BOX 261 Wisconsin Dells, WI 53965
- [rusticretreatsllc@gmail.com](mailto:rusticretreatsllc@gmail.com)
- Facebook <https://www.facebook.com/rusticretreatsllc/>
- Instagram <https://www.instagram.com/rusticretreatsllc/>

### **RENTAL RULES**

1. Smoking is allowed outside only. Butts must be properly disposed of. There will be a fee charged for picking up cigarette butts.
2. People other than those in the guest party set forth above may not stay overnight in the property. Any other person on the property is the sole responsibility of Guest.
3. This property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Campfire is permitted in the fire ring only. (This excludes Eagles Nest. NO FIRES allowed at the Eagles Nest). You MUST NEVER leave a fire unattended.
5. Keep the property and all furnishings in good order.
6. Only use appliances of their intended uses.
7. Pets are NOT allowed.
8. MOOSE LODGE/TURKEY RUN/WHITETAIL RIDGE/LAZY BEAR/RUSTIC SHED; Parking is limited to 5-7 vehicles in the driveway. Parking on the road or grass is not permitted. EAGLES NEST; You may park 1 car directly in front of the home. All other cars must be parked across the street in the lot. Any illegally parked cars are subject to towing; applicable fines, towing fees are the sole responsibility of the vehicle owner. Please ensure you are parked a few feet in front of the property line. They are very particular and WILL call me. DO NOT try to park more than 1 car to the north-it is unsafe and you will be ticketed.

9. Housekeeping: There is no daily housekeeping service. Linens and bath towels are included in the unit but will not be changed during your stay. Towels are not to be taken from the home. They are inventoried after check out. It's recommended you bring beach towels if you plan to visit area waterparks.
10. Fireplace is gas. Please do not leave fireplace unattended while in use. (no fireplace @ Rustic Shed)
11. Water and Septic: Do not flush anything other than toilet paper. Flushable wipes ARE NOT FLUSHABLE! No feminine products should be flushed. If it is found that anything other than TP was flushed and it clogs or otherwise damages the septic system, you may be charged for damages.
12. Storms: No refunds will be given for storms or other acts of nature.
13. No weapons allowed on the premises.
14. No fireworks allowed on the premises. Neighbors will call police.
15. **Please be considerate of our neighbors. We have a strict 10 pm quiet time outdoors per township ordinance. Any noise or disturbance complaints from the neighbors may result in loss of access with a refund per manager discretion. Please ensure this is not an issue.**

*By my signature below, I agree to the terms of this short term rental agreement. I agree that all rental payments are non-refundable per the cancellation policy above. I am 25 years of age or older. I have read my rights to purchase travel insurance.*

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
DATE: \_\_\_\_\_

This must be signed and returned within 5 days of booking. Thank you for booking with Rustic Retreats LLC.