

VACATION RENTAL AGREEMENT
Island View Lodge on Perch Lake, Iron River, MI
 Property Is To Be Rented From 3:00 PM / /20 to / /20 10:00 AM *

Nancy Oreshak (property manager)
 450 Caernarvon Road
 Wales, WI 53183-9611

Note: Maximum Occupancy Is 6

NAME:	RENT	
ADDRESS:	SECURITY/CLEANING DEP.	\$300
	TOTAL DUE :	
	MINUS DEPOSIT PAYMENT	\$300
PHONE:	BALANCE**	
ADDITIONAL GUEST 2:	ADDITIONAL GUEST 6:	
ADDITIONAL GUEST 3:	GUEST VEHICLE 1:	
ADDITIONAL GUEST 4:	GUEST VEHICLE 2:	
ADDITIONAL GUEST 5:	GUEST VEHICLE 3:	

* **CHECK-IN 3PM - CHECK-OUT 10 AM**

** **Balance is due in full 1 week prior to check-in. (Other arrangements will be made for short notice rentals)
 Payments shall be in cash, check, cashiers or travelers checks.**

In the event of a cancellation, please notify the property manager as soon as possible. Attempts will be made to re-rent the property. If we are successful, your deposit will be refunded. This agreement shall not be assigned or the premises sublet without the property manager's written consent.

1. Tenant agrees to vacate the rented premises no later than the hour and date shown above and to return the keys to the manager, before leaving the premises.
2. Property must be left tidy – all food, trash and garbage must be removed from the refrigerator, cabinets, and floors. All dishes/pots/utensils must be washed.
3. All trash and garbage to be placed in the outside receptacle provided.
4. Do not re-arrange furniture. Property manager will retain \$25 from the deposit for moving furniture back to its proper location.
5. Property is posted *No Trespassing*. Occupancy and use of the property is limited to registered guests, listed above. All others are subject to arrest for trespassing.

The tenant has read and agrees to follow all of the attached occupancy rules. Further, the tenant understands that failure to follow these rules will result in immediate eviction, loss of the rental payment and loss of the security deposit.

_____ **Tenant's Initials**

Tenant agrees to maintain the property in the same condition in which it was found, reasonable wear and tear excepted.

Tenant agrees to pay for any loss, breakage or damage that may occur.

Tenant understands that \$75.00 for routine cleaning will be deducted from the deposit. Cleaning, other than routine, for soiled or stained carpets, walls, etc. will be deducted from the security deposit. Remaining amount of the deposit will be mailed to the tenant within 10 days after checkout.

OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANT'S PERSONAL PROPERTY.

APPLIANCES AND ELECTRICAL SERVICE ARE NOT GUARANTEED. REPAIRS WILL BE MADE AS SOON AS POSSIBLE. NO REFUNDS DUE TO FAILURES.

THIS AGREEMENT TERMINATES IF PREMISES ARE DESTROYED BY FIRE, OTHER CASUALTIES OR ACTS OF GOD. (See following paragraph). FULL REFUND WILL BE MADE UNDER THESE CONDITIONS.

Please sign two copies of this agreement and mail them with your deposit check to the property manager at the address above. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, storm damage, mandatory evacuation due to wildfire) when deposit has been received. Please make all checks payable to property manager.

Tenant Date

Property Manager Date

Island View Lodge Occupancy Rules

1. Smoking is not permitted on the premises.
2. Pets are not allowed.
3. Grilling is permitted only on the LP grill provided.
4. Tents, RV's, and Travel Trailers are not permitted on the grounds at any time.
5. Use of firearms, pellet guns, BB guns and paint-ball guns are prohibited.
6. All trees and other vegetation on the property are protected. DO NOT cut or damage any trees, living or dead. Firewood is available for purchase.
7. Due to the risk of wildfire, use of fireworks is prohibited at all times.
8. Campfires are restricted to the fire pit provided. The fire screen must be used at all times. Place cold ashes into the metal ash container provided.
9. Personal Watercraft (Jet Skis/PWC's) are not allowed.
10. Use of ATV's, dirt bikes, and Off Road Vehicles is not permitted anywhere on the premises.
11. Do not feed the wildlife. This is bear country.
12. Please respect your neighbors' right to quiet enjoyment of the wilderness. Quiet hours are from 10 PM to 8 AM.
13. Please turn off the generator, when you do not need electricity.