

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Bob Beisbier (“*Homeowner*”) and _____ (“*Guest*”) 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: The property is located at: 28918 Kramer Dr, Waterford 53185
2. Rental Party: The rental party shall consist of Guest over age 21 and the following persons: _____
3. Maximum Occupancy: The maximum number of guests is limited to 4 persons/pets. An additional charge of \$10 per person/pets per night for guests in addition to 4 will be assessed. Children age 3 and under free.
4. Term of the Lease: The lease begins at 1 pm on _____ (the “*Check-in Date*”) and ends at 10 am on _____ (the “*Check-out Date*”). Late check-out is \$10 per hour.
5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the 1 night rate of \$220. No refund for early check out.
6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
8. Smoking is not permitted in the house. When smoking outside, please dispose of cigarette butts properly. Pet waste must be picked up and not left in the yard. This cabin is for relaxation and family getaways. Absolutely no wild parties, underage drinking, illegal drug use, or loud and obnoxious behavior. Unregistered guests (stowaways) will be an extra \$30 per night. Any complaints from the neighbors will result in an immediate eviction.
9. On Departure: All furniture should be in the same place as it was on arrival. The cabin should be left the way you found it, dishes washed, and counters wiped down. The thermostat should be turned to 55 degrees during winter months. Air-conditioning should be set to 78 degrees. All trash should be bagged and disposed of in garbage can outside. Sheets washed and left in dryer. Put keys in lock box and lock all doors.

10. Rental Rate and Fees

- a. Deposit: A deposit of \$100 is due at least 3 days prior to the Check-in Date. The deposit is for security and shall be refunded within 3 days of the Check-out Date provided no deductions are made due to:
- i. damage to the property or furnishings;
 - ii. dirt or other mess requiring excessive cleaning; or
 - iii. any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

- b. Rental Rate: Payment in full of the following fees shall be due on date of Check-out. A payment envelope will be provided. Please leave on top of refrigerator upon your departure unless other arrangements are made.

11. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

0% if canceled within 72 hours prior to the Check-in Time
90% if canceled more than 72 hours prior to the Check-in Time

12. Insurance: We encourage all renters to purchase travelers insurance.

13. Cleaning fee: A cleaning fee of \$40 per hour is charged only if there is damage to the property or furnishings, dirt or other mess requiring excessive cleaning, or any other cost incurred by Homeowner due to Guest's stay.

14. Wood: Wood (if available) can be purchased on site at \$5 per bundle. To protect our parks and forests from firewood hitchhikers, the Wisconsin DNR created a permanent rule which prohibits bringing firewood from properties from more than 25 miles away or from outside of Wisconsin. Please purchase firewood locally and do not bring firewood with you.

15. Payment: Acceptable payment methods are **personal check, PayPal, cash or credit card (visa or master card)**. PayPal payments may be made via our website: www.foxrivergetaway.com. For your security, credit card payments must be made by phone. You may call Bob Beisbier at (262) 993-7755, please have handy the name of the person on the credit card, billing address, and the credit card number and expiration date. Please note the charge on your credit card statement will be from BK Home Inspection.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Guest: _____

Date: _____ Phone # (during stay): _____

Exhibit A

RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Unregistered guests (stowaways) will be an extra \$30 per night. Any other person in 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. Keep the property and all furnishings in good order.
5. Only use appliances for their intended uses.
6. PETS are permitted only with prior approval and the ***Pet Addendum*** must be completed and signed.
7. Parking: Parking is limited to 4 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the unit.
9. Fireplace: The wood stove is a vented pellet fired firebox. The heat is controlled by the thermostat on the wall above the dishwasher. At no time should the door be opened or the controls on the wood burner be touched. Touching the controls or opening the door will shut down the system.
10. Water and Septic: The cabin is on a well system. The mineral content in the water is high. During a drought, the well water may have an odor.
11. Storms: No refunds will be given for inclement weather.

PET ADDENDUM

This pet addendum is an amendment to the lease dated _____ between _____ (“Guest”) and Bob Beisbier (“Homeowner”) covering the premises known as 28918 Kramer Dr, Waterford, WI 53185.

1. Guest has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
2. Guest has been verbally granted permission by the (board of directors, managing agent, resident manager, etc.) to keep the pet(s) specified under the following terms and conditions:
 - a. That the pet will be allowed out of the pet owner’s unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the Guest and that Guest agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Guest hereby agrees to pay the full expense of replacement.
 - c. That the Guest will permit the rental manager to professionally treat the premises, including grounds (if any), for fleas and ticks, and clean all carpets when Guest vacates the premises. The contractors used will be the rental manager’s contractors, and the cost will be competitive and borne by the Guest.
 - d. That the Guest will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Guest will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Guest will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
 - e. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the Guest and emergency caretaker are unsuccessful, the rental manager or the rental manager’s agents may contact the local animal control authority and assist its staff in entering the Guest’s apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Guest.
 - f. That the Guest agrees to indemnify, hold harmless, and defend rental manager or rental manager’s agents against all liability, judgments, expenses (including attorney’s fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Guest’s pet(s).
 - g. That if a dispute arises out of this contract that cannot be settled through negotiation, the rental manager and Guest agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, the rental manager’s choice shall govern.

Guest Signature _____ Date _____

Instructions

When you have completed this **Short Term Rental Agreement** and have read **Exhibit A** (and completed the **Pet Addendum**, if applicable), you will need to print the document and sign it. You may either:

- Scan the document and email it to bkpro@wi.rr.com
- or
- Fax it to (262) 363-9049

If you will be paying by credit card, please call Bob Beisbier at (262) 993-7755 with your credit card information.

You may also wish to keep a copy of this agreement for your own records.

