

Rental Agreement Form

- 1. Tenant Responsibility: The tenant is responsible for the care of the premises, appliances, and furnishings, and for any and all damage by negligent or wrongful acts caused by tenant or tenant's guest.**
- 2. Cancellation Policy:** The deposit is refundable less a \$200 cancellation fee if cancelled 60 days prior to the agreed upon arrival date. NO refunds are given if cancellation is received less than 60 days prior to the agreed upon arrival date, unless we re-rent the property for the dates then the \$200 cancellation applies. There is no refund for early departure.
- 3. Cleaning Responsibilities:** Owner/rental agency warrants that the property will be cleaned upon arrival with clean linens and towels by check in rental period. Upon departure all towels and linens should be left in a pile for the cleaning service. **You** will be responsible to leave the dishes, utensils, and appliances in appropriate location (Dishwasher).
- 4. TRASH REMOVAL: All trash is to be disposed of in the outdoor receptacle. Please leave the receptacles where you found it upon arrival.** Garbage pick up is on Monday or Tuesday mornings. **Tenant negligence in leaving trash in the house will result in \$100 kept from your security deposit.**
- 5. For properties that have a hot tub, the following would be reason's why a portion of your security deposit will not be returned: Beverages or food are found in the hot tub, cleaning beyond normal maintenance to include having to have the hot tub filled/topped off with water or drained and refilled. Please be careful not to have more people in the tub than what it comfortably seats, water that is displaced must be refilled. Please shower before and after hot tub use. IF THE TUB MUST BE EMPTIED AFTER YOUR STAY DUE TO EXCESSIVE USE THERE WILL BE A MINIMUM CHARGE OF \$350.00 REMOVED FROM THE SECURITY DEPOSIT.**
- 6. LIABILITY AND DAMAGE:** The tenant shall indemnify and hold owner/rental agency harmless from any and all liability, claims, losses, damage or expenses arising by reason of any injury, death, or property damage sustained by any person including tenant or any agent or employee of tenant where such injury, death or property damage is caused by any manner including negligent or intentional act of tenant or any guest of tenant.
- 7. NOISE AND NUISANCE: Tenant shall not disturb neighbors with loud noise or music or unlawful, unsafe, or pollution causing behavior, to include large groups of intoxication. Should tenant allow or participate in such behavior, tenant will be evicted and forfeit the remainder of the rental fee and security deposit.** Please remember fireworks in Michigan are illegal.
- 8. SALE AND UNAVAILABILITY:** In the event the property becomes unavailable because of damage, destruction, or sale of property, owner/rental agency reserves the right to refund the tenant the full paid rental fee without penalty.
- 9. OWNER'S STORAGE:** Tenant understands that certain areas of the rental unit are reserved for owner for storage of personal items and are not for use by the tenant or the tenant guests. Force entry of such areas will be considered trespassing and may result in a portion of security deposit being kept.
- 10. RIGHT OF ENTRY:** Owner/rental agency or his employees shall have the right to enter the property at reasonable hours for purpose of making repairs, cleaning, or inspections with notice given.
- 11. DEFAULT BY TENTANT:** This agreement imposes an obligation of good faith in its performance and enforcement. Tenants understand that upon violation of any above conditions agreement restrictions, covenants and obligations of the rental agreement. Owner may terminate this rental agreement and enter the property by force or statutory proceedings, in which case any and all monies paid by the tenant to owner will be forfeited by the tenant as liquidated damages in addition to and not in lieu of any other right or remedy under law.
- 12. All guests arriving early or checking out later than the agreed upon time posted on the rental form will be charged at a rate \$30 per half hour. The only exception to this is if there was a prior agreed upon later check out time or early check in by the owner/rental agency and the tenant. This agreement must be clearly posted and initialed on the rental agreement by the tenants and the**

