

Mill Point Resort, LLC
2017 Rental Agreement

Please sign, date, and return this rental agreement in order to secure your reservation. You can mail it back with your check. Your signature on this agreement or your taking possession of the cabin after receipt of this agreement, or your payment of money is evidence of your acceptance of the agreement and intent to use this resort for a vacation rental. You will be sent a confirmation letter as soon as this signed agreement and the deposit is received.

Rent deposits: Reservations require \$500 (for each week in each cabin) down payment plus \$500 security deposit made by check to guarantee your reservation. Your check along with this signed agreement must be received before the rental unit will be secured for your reservation. The balance is due the day after your scheduled arrival. The \$500 security deposit will be in addition to the rate of the cabin. A staff member will collect your balance due, along with a check-in form, the day after your arrival. If necessary, the security deposit will cover damages, missing items, extra cleaning required, and late departures. Unused security deposits will be mailed to you within 10 days of your scheduled check-out date.

Cancellation policy and refunds: We know that plans can go astray. However, we rely primarily on advance reservations - and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: Any deposit paid, less a \$200 processing fee, is refundable if the reservation is canceled at least 60 days prior to your arrival date. If you cancel during the 60 days prior to your arrival, you will forfeit your deposit and be responsible for the rental fee. If the canceled reservation is re-booked by someone else, we will return your rental fee, less a \$500 processing fee. No-shows will be charged in full. There will be no refunds due to weather, changes of plans, or early departures. All guests are financially responsible for the entire booking once your reservation has been made.

Check-In Procedures: Upon arrival you should park behind your assigned cabin. Each cabin has parking for two vehicles. The cleaning crew will leave your key on the rack in the kitchen. We will verify that the number of guests coincides with your reservation, and will be happy to answer any questions you may have. Please complete the check in form which we will pick up along with the balance on your invoice the day after your arrival.

Returned check fee: There is a \$50.00 per check fee for all returned checks.

Rental Policies: We cater to families and strive to provide a memorable lake vacation experience. Renters agree to abide by our Mill Point Resort rules that are posted in each cabin. Each cabin comes fully furnished including dishes, silverware, cookware, coffee maker, filters, microwave, a supply of toilet paper, dish soap, hand soap, bed linens and bath towels. You provide your own swim towels, bike helmets, and life jackets. The resort is not responsible for any item left in a cabin by a renter. If the managers are requested by the renter to return any item left in a cabin, items will be returned by UPS or US Postal Service for a charge of the shipping costs plus \$15.00 handling fee.

Maintenance: Please report any problems or damages to your cabin the day of check-in to the managers (Mark or Roger @ 715-543-2120). If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge your security deposit. When maintenance needs arise during your stay please contact the managers. It may be necessary for them to enter the cabin during reasonable hours to perform minor repairs.

Housekeeping: Housekeeping is not provided during your stay. Please check out by 9 am so the cabin can be made ready for the next guests. Our housekeepers take great care to provide the guests with a clean cabin.

Minimum Age required to rent a cabin is 21 years and the person who books the cabin must stay at the cabin for the entire rental period. Sub-letting or parents renting for their children under the age of 21 is NOT allowed. No student groups or house parties of any kind.

Maximum Occupancy: The number of persons occupying your cabin shall not exceed the number stated on your reservation. If additional persons are added after your reservation is secured you must inform us on your check in form and charges will be added as necessary. The cabin maximum capacity cannot be increased. Renters may be subject to cancellation/penalties if numbers exceed confirmed occupants listed. This is a violation of the rental agreement.

Visitors: We limit the number of visitors at our resort to insure the enjoyment and privacy of all guests staying at the resort. Each day visitor must be listed on your check in form. Please check with a resort manager in advance of your visitor's arrival. Visitors must leave the resort by 10:00pm. Overnight visitors are not allowed.

Check-In and Check-Out times: **Check-in is 2:00pm and check-out is 9:00am.** While we make every effort to have your cabin ready, there may be a delay during peak season and your patience is appreciated. There will be a charge of \$100/hour for late check out.

Smoking and smoke detectors: There is no smoking allowed in our cabins, game room or any of our resort buildings. If we find evidence of smoking inside any of our properties, you will be required to leave the resort and forfeit your security deposit. There are smoke detectors in all of our cabins, do not unplug or remove the batteries from them. There are also fire extinguishers, next to the stove, in case of an emergency.

Pets: Pets are NOT allowed at the resort at any time.

Fireworks: Fireworks of any kind are NOT allowed at the resort at any time.

Default by Guests: In the event any guest (or the guest's invitee) breaches any covenant or obligation under this agreement (or the resort's rules posted in each cabin); such occurrence shall constitute a default by the guest. In the event of a default by the guest, the owners may terminate this rental agreement immediately upon notice to the guest, declare the rental agreement to be ended, take possession of the cabin in the manner provided by law, and exercise such rights and remedies as may be available to the owner at law or in equity. All rights and remedies of the owner shall be cumulative and no right or remedy shall exclude any other right or remedy allowed by law or in equity.

Campfires: All our cabins have use of the common fire pits, with wood provided for the enjoyment of our guests. We enforce all local burn bans.

Check-out Procedures: Upon departure guests are required to leave the property in the same general condition at it was when they arrived. Please comply with the following before check-out:

1. Dishes, pots, pans, silverware and utensils should be washed and put away.
2. Charcoal grill cleaned.
3. Windows and doors closed.
4. All lights turned off.
5. All garbage and trash bagged and placed in dumpster.
6. Thermostat set to 50 degrees when heat needs to be left on.
7. Fire pits should be free of trash and not left burning - property left neat and in order.
8. Keys should be left on the rack in the kitchen.

This property is privately owned. The renter accepts renting privileges with the understanding the he/she does hereby indemnify and release Mill Point Resort, LLC, its officers, owners and employees of all liability for loss or damage to property and injury, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered renters arising out of the use of the resort facilities.

RETURN THIS PAGE PLEASE

PLEASE REMEMBER TO BRING SWIM TOWELS, LIFE JACKETS & BIKE HELMETS!

Name: _____

Address: _____ City: _____

State: _____ Zip Code: _____

Home Phone #: (_____) _____ - _____

Cell Phone #: (_____) _____ - _____

E-mail: _____

Driver's License #: _____

Reservation Information Cabin # _____ #of weeks _____

Arrival Date: _____ (2:00 PM Check In)

Departure Date: _____ (9:00 AM Check Out)

Guests: # Adults: _____ # Children: _____

Note: Rates are based on a set number of guests per cabin. A maximum of 2 extra guests can be added for an additional \$200/person/week.

Deposit amount: _____ (\$1,000/week/cabin) Check #: _____

I acknowledge and confirm that I have read and agree to all conditions on this three page rental agreement.

Signed: _____ Date: _____

Note: Sales tax of 5.5% and hotel tax of 4.5% will be added to all rental fees.

Mill Point Resort, LLC
12898 Mill Point Lane
Manitowish Waters, WI 54545
Phone: (715) 543-2120
Email: info@millpointresort.com