

This contract must not be modified and must contain the same contract information as downloaded from the website

Denlar Lakefront Rental Contract & Information

Property Location: 5245 W. Monroe Rd., Pentwater, MI 49449

Please READ, Sign and Return Page 2 Only. - Neglecting terms of contract can result in loss of deposit.

Person signing contract is the responsible party and must inform family and guests of all rental information. Breach of contract may result in full or partial loss of deposit, so please make sure you read this information. Usual check-in is 3:00 pm. Saturday. Usual check-out is 10:00 a.m. the following Saturday.

- 1. A \$200 deposit is required immediately to reserve your week.** Your reservation will be held for one week awaiting the receipt of your deposit. Rental rate is \$1,750/week plus 6% MI Sales and Use Tax. There is no additional cleaning fee for full week rentals.
- 2. About Rent Payment:** The deposit you send is not included as part of your rent. It will be returned to you (read cancellation policy). **Full payment (including rent and tax) is due 30 days in advance to rental week.** Checks should be made out to: Denlar Lakefront Rental. By law, weekly rentals are required to include **6% MI Use Tax.** (This is in addition to the weekly rate quoted.) Include your rental dates in the check memo area.
- 3. Cancellation policy:** Deposit will be returned if you cancel at least 4 months prior to rental week. If we can rebook after the cancellation deadline at the regular rent price, your deposit will be returned, less a \$35 processing fee. This fee also will be charged for any insufficient fund check. We prefer to rebook and return deposit if at all possible. Your deposit will be mailed within 2 weeks if the property has not been damaged or left other than the way it was upon arrival.
- 4. Cleaning supplies** and a vacuum are provided to help you in the upkeep of the home during your stay. Your payment provides for a cleaning service before the next guests arrive, but your assistance in keeping things neat is appreciated. Please call owner about any particular areas that may need extra cleaning attention. We certainly appreciate and thank you for any assistance you can provide.
- 5. Amenities:** A supply of bed linens, bath and dish towels will be provided along with a “starter supply” of most paper products. You will need extra toilet paper, paper towels and garbage bags during the course of your stay. Please lock doors when home is unattended. Phone service is not provided. Bring your cell phone. A TV and VCR /DVD player is located in each of the 2 family rooms. There is also a TV in the dining room. Cable high speed internet service is included.
- 6. Accommodations are limited to 8 people.** Privacy and respect for neighbors must be maintained. Guests are welcome, but only 8 occupants are permitted to stay overnight. There is a small outside firepit. The local State Park has areas for large groups and family picnics or reunions. Please inquire if you have any questions.
- 7. Parking is limited to 4 vehicles.** RV's (cycles, 3 wheelers, motor homes, etc.) are not to be used on the property. Property preservation is of great concern. Neighbors do report when this is abused and a deposit may be withheld for any abuse of this contract. If you think you will need additional parking space, please let us know before your arrival.
- 8. No Pets** (including visitor's pets) and **No Smoking** inside the house or 3-season room. If you do smoke outside, please remember to place butts in the containers provided on the upper and lower deck/patio. Do not move indoor furniture. No tents. No wood fires of any kind except in the firepit provided. The natural gas grill is on the kitchen deck. Children are not to be left in the house unattended.
- 9. Plumbing Care:** Please don't flush foreign products down the toilet. Calling a plumber for an issue that occurred because of something flushed that shouldn't have been may result in a deduction in deposit return to cover expense.
- 10.** Please report any damage or problems to Management as soon as you notice them so timely repairs can be made.

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11. Renters, visitors and guests agree to hold Denlar Lakefront Rental harmless and to indemnify same from and against all liability and claims of liability for personal injury, death, property damage, or any other loss or damage which may arise in any manner under this Rental Agreement.

My signature below verifies that I have read both pages of this Rental Contract and agree to the terms provided.

Rate: \$1,855 (\$1,750 rental + \$105 MI Sales/Use Tax) Please Initial: _____

Responsible Party Signature

Print Name

Date

Dates Reserved

Responsible Party's Address

Phone Numbers

Phone (H or O): _____
Cell Phone: _____
E-mail: _____

Deposit Check Date: _____

Deposit Check Number _____

\$200 deposit required. We will send you a receipt for your deposit along with the amount due (including 6%MI Use Tax). Deposits will be returned within 2 weeks after vacation. Please remember rent payment checks are due 30 days before rent week. Payments will be deposited as received.

Names of people who anticipate staying at property. **(Limit 8)**

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Number of Vehicles Anticipated. (Limit 4) _____

THANK YOU!

Management Information

Owner: Caroline Denlar
Home Phone: 231-869-2561
Cell Phone: 231-425-0398
Email: denlar@charter.net

Mailing Address:
PO Box 128
Pentwater, MI 49449