

# Rental Agreement

**Parties:** This Agreement is made between: \_\_\_\_\_ the Tenant, and the Landlord Otter Creek Lodge, referred to as the Lodge. **Today's date:** \_\_\_\_\_;

**Tenant: Address** \_\_\_\_\_ **Cell #** \_\_\_\_\_

**How many adults** \_\_\_\_\_ **Kids 15 and under** \_\_\_\_\_ **Age range of group:** \_\_\_\_\_

**Property:** Landlord hereby lets the property Otter Creek Lodge to Tenant for the term of this Agreement.

**Term:** This Agreement is for the dates: **Arrive:** \_\_\_\_\_; **Depart:** \_\_\_\_\_

**Rate: \$;** Includes: Sheets and Towels, Cleaning Fee; **Security Deposit: \$**

**Deposits and Payments:** An initial payment of 50% is required to reserve the Lodge. The final balance of 50% and a refundable security deposit of 50% of the rental fee (up to a maximum security deposit of \$1000) are due as shown below, and based on the start date of your rental.

January 1 - March 31 rentals will have final payment due December 1  
April 1 - June 30 rentals will have final payment due March 1  
July 1 - September 30 rentals will have final payment due May 1  
October 1 - December 31 rentals will have final payment due September 1

Note: If you reserve within 60 day of your rental dates the full rental amount is due at reservation time.

**Cancellations:** If the Tenant cancels the reservation, the Tenant agrees to forfeit any money that has been paid to the Landlord for the rental, not to exceed the full amount of the rental, provided the Lodge is not rented to another Party for the same period. If the Lodge is rented to another Party for the same period, the Landlord will reimburse all funds except a \$100 cancellation fee. The Lodge is not responsible for weather and reservations cannot be canceled due to weather. The Lodge reserves the right to cancel any reservation for any reason. We will notify you as soon as possible and we will refund all of your payments.

**Sheets and Towels:** We supply linens and towels; however we do not supply beach towels. Tenant is responsible for supplying their own beach towels. Do not use wash cloths and hand towels to remove makeup or to clean anything. This ruins them. For missing or damaged towels you will be charged the following amount: \$10 for washcloths; \$25 for hand towels; and \$40 for bath towels.

**Recycling:** Your group is required to separate your garbage from your recyclables and dispose of properly in the receptacles provided. Failure to do so may result in a fine by Lewis County and it will be passed on to you.

**Fire Pit:** Do not break glass bottles or put in the fire pit. There is a \$50 fee if we find glass in the pit.

**Arrival and Departure times:** Check in time for the lodge is after 3:00 pm. Check out time is by 10:00 am. The Landlord must approve exception to these times. A fee will apply.

**Restrictions:** Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other homeowners and neighbors. Quiet time is from 11:00P to 8:00A. Tenant further agrees not to use at the Lodge the following; fireworks, guns or rifle arms, or any other device that produces unreasonable levels of noise. No ATV's. No pets are allowed. Smoking indoors is prohibited.

**Terms and Conditions:** I have read the "Guide to the Lodge" document and I agree to terms and conditions of the document. Further, I have shared this document with all appropriate members of my group and agree to the terms and conditions on their behalf.

**Tenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_