



RENTAL AGREEMENT

This Short-Term Rental Agreement (the "Agreement") is made by and between Larry and Linda Petry ("Homeowner") and _____ ("Guest") as of the date set forth on the signature page of this Agreement. For good and valuable consideration, the parties hereby agree as follows:

1. Property: The property is located at 6976 Pickerel Lake Road, St. Germain Wisconsin 54558.

2. Rental Party: The rental party shall consist of Guest and the following persons:

In the event of damage, theft, or any other type of loss, Guest will be responsible and act on behalf of others listed above, in addition to any other person who may not be listed but is permitted on the property by Guest during Guest's stay. No persons other than Guest and those listed above are allowed to stay overnight in the property without owner approval.

3. Maximum Occupancy: The maximum number of guests is limited to 6 persons. An additional charge of \$30 per person per day for guests in addition to 6 will be assessed.

4. Term of the Lease: The lease begins at 3:00pm CST on _____ (the "Check-in Date") and ends at 10:00am CST on _____ (the "Check-out Date").

5. Minimum Stay: This property requires a 4-night minimum stay from Memorial Day through Labor Day holidays. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 4 nights, Guest will be charged the 4-night rate.

6. Rental Rules: Guest agrees to abide by the attached *Rental Rules* at all times while at the property and shall cause all members of the rental party, in addition to any other person Guest permits on the property, to abide by the listed rules at all times while at the property.

7. Access: Guest shall allow Homeowner or his agent(s) access to the property for the purpose of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rates and Fees:

A. Security Deposit: A security deposit of \$295 is due at least _____ days prior to the Check-in Date. This deposit is separate from the rental fee and will be refunded within 7 days of the Check-out date provided that there are none of the following:

- a. damage to the property or furnishings;
- b. dirt or other mess requiring excessive cleaning; or
- c. any other cost incurred by Homeowner due to Guest's stay.

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

B. Rental Rate: Payment in full of the following charges shall be due within **30 days** of the Check-in Date:

\$_____ per night (x) _____ nights = \$_____

State & County Sales Tax (5.5%) \$_____

TOTAL Due \$_____

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

100% refund if cancelled 30 days prior to the Check-in Date

0% refund if cancelled within 30 days of the Check-in Date

10. Insurance: Guest and all members of the rental party are encouraged to purchase Travel Insurance. Homeowner will not be responsible for any misplacement, damage, theft, injury, direct loss, indirect loss or any other type of loss that may be incurred by Guest, members of the rental party or any other person Guest permits on the property.

11. Payment: Acceptable payment methods are personal check, cashier's check or money order. **The separate \$295 security deposit is due immediately upon booking a reservation.** If deposit payment is not *received* within 5 business days of booking, the reservation will be subject to cancellation. The remaining total due must be received 30 days prior to the Check-in Date or the reservation will be cancelled and the deposit will not be refunded. Guest will receive the final vacation update 7 days prior to the Check-in Date containing all needed information including instructions for access to the property.

Please make your check out to Linda Petry.

Please send lake house/pontoon monies to:

**Linda Petry
12618 Whitnall Place
Winnebago, IL
61088**

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

Guest Date

Homeowner Date

In the event of emergencies, contact:

Larry and Linda Petry
Homeowner, Petry Lake House
(815) 670-7608 or (815) 222-5385