

New Jose Lake Store & Resort, LLC
Cabin Rental Agreement

This Cabin Rental Agreement is for the cabins located at 7065 Jose Lake Rd., South Branch, Michigan and constitutes a contract between the guest(s) and New Jose Lake Store & Resort, LLC, hereinafter referred to as JLSR. Please keep a record of this agreement for yourself.

Cabin #:		Rate per night/week:	\$
Arrival Date:		Departure Date:	
# of Adults:		# of Children (under 18):	
# of Pets:		Non-refundable Pet Deposit Due:	\$
Total:	\$	Deposit Due:	\$

Reservation Requirements: Reservations are not considered “guaranteed” until a deposit of 50-100% of the total rental fee have been received by JLSR. Reservations consisting of one rental night or reservations booked 14 days or less prior to arrival date may require payment in full on reservation date. Deposits may be paid with credit cards or checks, however, checks must be received 14 business days prior to arrival date. Confirmation of reservation will be emailed to guest upon receipt of the deposit. Please read the confirmation for accuracy of dates and information and notify JLSR immediately of any errors.

Reservation Changes and Cancellations: Reservation changes must be made no less than 30 days prior to your arrival date and are subject to a non-refundable fee of \$25.00. Cancellations are subject to our No Refund Policy, unless cancellation is received 30 days prior to arrival date or the cabin rental is re-rented for the same time period. In both cases, you will receive monies paid less an administration fee of \$25.00.

Security/Damage Deposit: A valid credit card must be presented at time of check-in and kept on file during the duration of the rental period. In the event of damage to the cabin or JLSR premises are found or proper check-out procedures are not followed the card will be charged the cost of repairs.

Refund Policy: JLSR cannot guarantee against mechanical failure of heating, TVs, or other appliances. Please report any inoperative equipment to our office immediately. JLSR will make every reasonable effort to have repairs done quickly and efficiently. No refunds or reductions are given due to failure of equipment, early departures, delayed arrivals, or reducing the number of nights reserved.

Acts of God: JLSR shall not be liable for events beyond their control which may interfere with Guest(s) occupancy including, but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, or inclement weather.

Age Requirements and Occupancy: Guests under the age of 21 unaccompanied by a parent or legal guardian will not be permitted to register and will lose all funds paid to JLSR. Any reservations made under false pretenses will result in loss of any deposits/payments and possible removal of guest(s) from rental cabin. JLSR reserves the right to refuse service to anyone. At all times, the maximum occupancy is the number the cabin sleeps. Extra guests or visitors without prior approval may be asked to vacate the property.

Check-In/Check-Out Policy: All checking in and out will be done with a representative of JLSR in the store on premises. Check-in is available at 4:00 pm, but earlier times may be arranged if cabin is ready for occupancy. JLSR will make all reasonable efforts to have the rental ready for guest(s) at check-in time. Please notify JLSR if you are planning on checking in after 8:00 pm so arrangements can be made. Check-out time is 11:00 am, but later times may be arranged based on occupancy/reservation schedule. All keys must be returned to JLSR at the time of check-out. If keys are not returned security deposit will be forfeited.

Use of Premises and Quiet Enjoyment: Guest(s) will comply with all local laws, ordinances and community rules regarding the use of premises and any rules posted on the property or in cabins. All Guest(s) shall be entitled to the quiet enjoyment of the rental cabin. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

Furnishings, Linens and Cleaning Supplies: Furnishings are subject to change without notice. Furniture, bedding, mattresses, linens, utensils or any other property must not be taken out of cabin or transferred from one cabin to another. Each cabin is equipped with one set of sheets and blankets per bed and two pillows per bed. A cleaning startup set of one roll of bath tissue, one garbage bag, one dish sponge, and a small dish soap is also provided in each cabin. The items are not replenished, but guests are welcome to bring their own items or purchase from the store located on the premises.

Smoking and Pets: Smoking is prohibited inside any of the cabins and all cigarettes must be extinguished and discarded in appropriate containers. Approved pets are allowed on the premises for a non-refundable fee of \$25 per pet. This fee does not cover damage, breakage, or extra cleaning caused by the pet. Pet's must remain on leash and under control at all times. Pet must be current with state required vaccines and have no known aggression/bite history.

Hold Harmless: Owner and JLSR attempts to properly maintain the cabin rentals and property. The Guest(s) agrees to immediately notify JLSR representative of any maintenance problem, so that the situation can be remedied as soon as possible. Guest(s) agree to indemnify and hold harmless JLSR and any of its representatives for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of in connections with Guest(s) use and occupancy of the rental property including, but not limited to

any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).

The following Guests will be staying at the Cabin Rental:	
Name of Guest	Age

Name of Guest Reserving Cabin:	
Date of Birth:	
Driver's License or ID #:	
Address:	
Primary Phone #:	
Email Address:	

CC #			
Exp. Date		Verification Code	
Billing Address			

Upon written or electronic endorsement, guests agree that they have read and understand this agreement. The guest(s) accepts all terms, conditions, and restrictions without exception.

Guest Signature

Date

JLSR Representative

Date