

**Booking Confirmation** Dear \_\_\_\_\_,

Thank you for choosing our vacation property. We hope that you have a pleasant stay.

The property is located at:  
10755 108<sup>th</sup> St. NW  
Annandale, MN 55302

Booking Watercraft Rentals Chartered Rentals LLC Reservations 320-310-9089  
Property Reservations Chartered Vacations LLC 320-310-9089  
This Lease is between Chartered Vacations LLC and the Guest / Lessee

Your confirmation is as follows:

**Check-in date:** at \_\_\_\_\_ p.m. , \_\_\_\_\_ (No early check-in please)

**Check-out date:** \_\_\_\_\_ by 10 a.m.

Number of adults: \_\_\_\_\_

Number of children: \_\_\_\_\_

Pets: \_\_\_\_\_

Your reservation deposit of \$ \_\_\_\_\_ is due immediately.

Rental rate and fees are as follows: Daily rate \$650 Weekly Rate \$4375

Off season pricing \$239/night or \$1500/week VRBO and AIRBNB Rates can Change

\$ \_\_\_\_\_ per night x \_\_\_\_\_ nights = \$ \_\_\_\_\_

Cleaning fee \$ \_\_\_\_\_

Pet Fee \$ \_\_\_\_\_

Credit Card Fee 3% \$ \_\_\_\_\_

Tenant Screening \$ \_\_\_\_\_

Sales Tax \$ \_\_\_\_\_

Less reservation deposit \$(- \_\_\_\_\_)

Damage Deposit \$(2000 \_\_\_\_\_) Authorization on Credit Card

TOTAL Due day of rental \$ \_\_\_\_\_ this is the total with the authorization.

The total payment is due on or before \_\_\_\_\_.

Please sign and return the attached rental agreement.

Thanks, and have a great vacation!

Lessee Guest \_\_\_\_\_ Date \_\_\_\_\_

**SHORT TERM RENTAL AGREEMENT**

This Short-Term Rental Agreement (the “*Agreement*”) is made by and between (“*Chartered Vacations LLC*”) and \_\_\_\_\_ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 10755 108<sup>th</sup> St. NW, Annandale, MN 5532

The property is furnished and includes linens, indoor bath towels, beach towels, laundry detergent, pots, pans, dishware, 6 rolls of toilet paper, and 2 rolls of Paper towels.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Maximum Occupancy: The maximum number of guests shall be limited to 12 Adults or 14 people with 2 children under the age of 5.

3. Term of the Lease. The lease begins at \_\_\_\_ p.m. on \_\_\_\_\_ (the “*Check-in Date*”) and ends at \_\_\_\_ a.m. on \_\_\_\_\_ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 4-night minimum stay. Longer minimum stays may be required during holiday periods and peak season. If a rental is taken for less than 4 days, the guest will be charged the 4-night rate. Off season 3 Night minimums apply.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A**. While at the property Lessee and all members of the rental party and anyone else Guest permits on the property shall abide by the following rules at all times.

7. Access: Guest shall allow Chartered Vacations LLC access to the property for purposes of repair and inspection. Chartered Vacations LLC shall exercise this right of access in a reasonable manner.

\_\_\_\_\_  
Signature Chartered Vacations LLC

\_\_\_\_\_  
Signature Lessee/Guest

8. Rental Rate and Fees

- a. Damage Deposit: A deposit of \$2000 is due the day of check in. This is in the form of an Authorization on a Credit Card. Guest agrees to not dispute captured funds due extra cleaning expenses and damages.

The deposit is for security and shall be refunded within 3-5 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings.
- ii. dirt or other mess requiring excessive cleaning; or
- iii. Any other cost incurred by Homeowner due to Guest's stay.
- iv. Upon Damages exceeding the \$2000 Authorization on a credit card the guest shall be held liable for all expenses
- v. Upon any damages to the property the Authorized funds shall be captured immediately. Lessee agrees to not dispute any captured funds due to damaged property by signing this agreement.

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Chartered Vacations LLC immediately.***

- b. Rental Rate. Payment in full of the following fees shall be due the day of check in.

\$ _____ per night x _____ nights =	\$ _____
Cleaning fee	\$ _____
Tenant Screening	\$ _____
Credit Card Fee	\$ _____
Damage Deposit	\$ _____
Sales Tax	\$ _____
Reservation deposit due at booking	\$(- _____)
TOTAL Due	\$ _____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation the reservation deposit shall be retained by Chartered Vacations LLC. The reservation deposit can be used towards a future rental with Chartered Vacations LLC within 12 months.

10. Insurance: We encourage all renters to purchase traveler insurance along with liability insurance.

\_\_\_\_\_  
Chartered Vacations LLC

\_\_\_\_\_  
Guest/Lessee

11. Payment: Acceptable payment methods are **[personal check or credit card]**. If you wish to use a credit card a 3% of all transactions will be added to the invoice. We try to keep our cost down by having customers pay by secure bank transfer that cost us \$10 per transaction to use this service with our invoicing with QuickBooks.

Name on credit card or bank account: \_\_\_\_\_

Type Business or personal: \_\_\_\_\_

Do not put down credit card number on this form. Credit cards shall be processed over the phone, or electronic invoice with Quick books via Email. Lessee shall give Chartered Vacations LLC authorization over the phone to process all transactions.

Credit card or billing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

By my signature below, I hereby give permission to charge my credit card or bank account for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

[Rest of page intentionally left blank]

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

Chartered Vacations LLC

Guest / Lessee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Name (print) Chartered Vacations LLC

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay):

Phone # (during stay):

\_\_\_\_\_ 320-310-9089 \_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

**RENTAL RULES EXHIBIT A**

1. Smoking is NOT allowed *in the home*.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The vacation rentals are sub leased by Chartered Vacations LLC from the homeowner. Chartered Vacations LLC nor the homeowner shall not be responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order Damage Deposits shall be \$2000 in the form of an Authorization on a credit card. Damage Deposits will be released within 3-5 days after the authorization expires upon Chartered Vacations LLC satisfaction of the inspection. Any damages shall be taken out of the \$2000 damage deposit. Upon damages exceeding the \$2000 damage Deposit Lessee shall be held liable for any cost to repair or replace damaged property. Lessee agrees to not dispute captured funds due to damages.
5. Pets are permitted upon guest paying pet fees.
  6. PARKING – Parking is limited to 6 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
7. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We provide beach towels. We do not permit bath towels or linens to be taken from the house. We provide pots, pans, dishware, and silverware. Guest shall be responsible for cleaning the Grease Tray on the grill to prevent grease fires. Guest shall wash Bath and beach Towels to help keep up with Laundry. Cleaners shall wash linens in between rentals. All beds being used shall be stripped prior departure from the lake home. When all beds are used please help the cleaner by starting a load of linens prior departure.
8. Cancellation Policy Upon guest having to cancel for any given reason Chartered Vacations LLC reserves the right to retain the Reservation Deposit. The Reservation Deposit can be applied towards a future rental within 12 months of cancellation date.
9. Access to home and lake the access to the home has steps and is not handicap accessible. All guests shall be physically fit and able to go up and down the stairs to the lake. The Lake shore consist of a rip rap shore with rocks in area and a sandy beach. There is Hard sandy lake bottom. Stay off the rocks. Access to the Lake at your own risk. Rocks are slippery do not climb on the rocks.
10. Chartered Vacations LLC shall be held harmless of any bodily injury or death caused by staying at the property. Chartered Vacations LLC does not carry liability insurance to cover injuries or death from staying at or in the home. Lessee agrees to not sue Chartered Vacations LLC, and the Homeowner. Lessee shall assume all responsibility for guests staying in home and shall notify guests of the rules.

Chartered Vacations LLC  
Phone 320-310-9089

Guest / Lessee:

Phone \_\_\_\_\_

Name (print)Chartered Vacations LLC

Name (print): \_\_\_\_\_

Address 984 Elm Street East

Address \_\_\_\_\_

Annandale, MN 55302

\_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Rental Agreement Addendum

For Property at 10755 108<sup>th</sup> St. NW, Annandale, MN 55302

Renter agrees to hold the property owner for the above residence harmless from any injury that is a result of the use of the Property.

We are not liable or responsible for any disaster, act of God, accident, or unforeseen event that may affect the vacation rental or your personal property. You are responsible for adequate property and casualty insurance in case of accident or damage to your rental party or personal property.

Any resulting injury shall be the sole responsibility of the renter/renters.

I agree to the above stated terms of agreement.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**KYAK AND STAND-UP PADDLE BOARD WAIVER**

1. I UNDERSTAND THAT THERE ARE INHERENT RISKS INVOLVED WITH BOATING AND WATER ACTIVITIES, including but not limited to equipment failure, acts of fellow participants, entering and exiting the water, boarding, or disembarking boats, and activities on the docks and I HEREBY ASSUME ALL SUCH RISKS.
2. I UNDERSTAND THAT I HAVE A DUTY TO EXERCISE REASONABLE CARE FOR MY OWN SAFETY AND I AGREE TO DO SO including wearing an approved life vest when on a boat or stand-up paddle board (aka SUP).
3. I assert that I am physically fit to ride on a boat, and I will not hold the Owner or Property manager responsible if I am injured as a result of ANY problems (medical, accidental, or otherwise) which may occur while fishing, or other activities while riding on the boat.
4. I will not remove my flotation device at any time while underway. I acknowledge that doing so will constitute a violation of safety rules and procedure for which I expressly assume the risk.

IT IS MY INTENTION BY THIS INSTRUMENT TO GIVE UP MY RIGHT TO SUE ALL PERSONS OR ENTITIES REFERRED TO HEREIN, WHETHER SPECIFICALLY NAMED OR NOT, AND IT IS ALSO MY INTENTION TO EXEMPT AND RELEASE ALL RELEASED PARTIES AND TO HOLD THESE ENTITIES HARMLESS FROM ANY AND ALL LIABILITY FOR PERSONAL INJURY, PROPERTY DAMAGE OR WRONGFUL DEATH CAUSED BY NEGLIGENCE OR GROSS NEGLIGENCE AND I ASSUME ALL RISK IN CONNECTION WITH BOATING ACTIVITIES, INCLUDING BUT NOT LIMITED TO THE MAINTENANCE OF THE EQUIPMENT OR ORGANIZATION OF THIS ACTIVITY.

I have carefully read this contract in its entirety, fully understand its contents, and agree to the terms and conditions of this contract on behalf of my heirs, my personal representatives, and myself. This document constitutes the final and entire agreement between the Released Parties and the undersigned. There are NO WARRANTIES expressed or implied, which extend beyond the description of the activity listed on this form. THIS IS A COMPLETE RELEASE OF LIABILITY AND A LEGALLY BINDING CONTRACT. I have read this agreement, am aware that it is a release of liability and a contract between the Released Parties and myself. I sign it of my own free will and agree to be bound by it, from the date of my signature, forever into the future.

Signature of Participant (Only if age 18 or older) \_\_\_\_\_

This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above.

I release and agree to indemnify and hold harmless the owner of the cabin, land and amenities within, EVEN IF ARISING FROM THE NEGLIGENCE OF THE RELEASED PARTIES TO THE FULLEST EXTENT PERMITTED BY LAW.

Signature of Parent or Guardian \_\_\_\_\_

Print Name of Parent or Guardian Date \_\_\_\_\_



### Pet Waiver

Well behaved and house-trained animals are welcome.

Your animal shall always stay within the property lines.

Guests are responsible for cleaning up after the pet on the property to avoid additional fees.

Guests are responsible for any property damage or personal damage caused by their pet.

Any disturbance by your pet such as barking must be always kept under control.

Guests agree to indemnify and hold harmless the property owner and manager from all liability and damage suffered as a result of their pet.

The property owner and manager retain the right to charge the guest's credit card with the cost of all damage caused by their pet.

My animal has never bit another animal or human.

My animal has never demonstrated aggressive behavior.

My animal does not have a history of destroying property.

I will pay for all repair costs from damage caused by my pet during my stay.

In the event my pet is deemed unable to stay at the rental, I shall make arrangements to board my pet for the remainder of my stay, at my sole expense. Should I choose to instead shorten my stay, I understand that I will be charged for my entire reservation.

Should my pet be a cause of disturbance to neighbors, I will find other accommodations for my pet.

Clearwater Cabin LLC and Chartered Rentals LLC retain the right to refuse to accommodate and/or evict any dog that it determines, in its sole opinion, may create a hazard or disturb the quiet enjoyment of its neighbors, guests or owners of the property.

#### Indemnification and Release

I understand that I voluntarily agree that I will be solely responsible for my pet and for any loss, damages, or personal injuries (including death), caused by my dog. I release and agree to hold harmless, indemnify, and defend the owner of the cabin and the property manager of the cabin from any and all claims, lawsuits, actions, debts, bills, or judgments arising from or related to my dog's presence at the Inn.

Name: \_\_\_\_\_

Date: \_\_\_\_\_ Guest Signature: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Alternate

Phone: \_\_\_\_\_ Pet Information Name:

\_\_\_\_\_ Breed: \_\_\_\_\_

Size/Weight: \_\_\_\_\_ In the event of an emergency where I cannot be reached, my designated contact, listed below, will assume full responsibility of my dog and its care.

Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_

## Rental Agreement Checklist

### Booking Information

- Property Address
- Phone Number at Vacation Home
- # of Guests Booked
- Guests Name(s)
- Check-In Time, Date & Day of Week
- Checkout Time, Date & Day of Week
- Rate Change Provisions

### Payment Instructions

- Security Deposit Amount
- Total Bill
- Cleaning Fee
- Tax Rate
- Payment Schedule Including Dates
- Balance Due Date
- Payment Methods Accepted
- Address to Mail Checks
- Returned Check Fee
- Instructions for Paying by CC
- Cancellation Policy

### Credit Card Authorization

- Name on Card
- Billing Address
- Credit Card Number
- Type of Card
- Expiration Date
- Reiterate Cancellation/Refund Policy
- Signature with Date

### Rental Rules

- Smoking Policy
- Pet Policy
- Rental Restrictions (Age, Noise, etc.)
- Maximum Occupancy
- Minimum Stays

Chartered Vacations LLC Signature

Guest / Lessee Signature

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**Post-Stay Information**

- Housekeeping Procedure
- Checkout Policy (Keys, Cleaning, etc.)
- Penalty for Late Checkout
- Deposit Refund Policy (incl. deadline)

**Other**

- Written Exceptions Clause (if renter wishes to alter anything outlined in rental agreement)
- Parking Information
- Inclement Weather Policy
- Use of/Access to Community Amenities
- Homeowner or Property Manager Contact Info

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Chartered Vacations LLC

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Guest / Lessee Signature