

Booking Confirmation Dear _____,

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

The property is located at:
14215 68th St. NW
Annandale, MN 55302

Booking Watercraft Rentals Chartered Rentals LLC Reservations 320-310-9089
Property Manager 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 3 p.m. _____ (No early check-in please)

Check-out date: _____ by 10 a.m.

Number of adults: _____

Number of children: _____

Pets: 0

Your reservation deposit of \$ _____ is due immediately.

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

AIRBNB and VRBO Reservations amounts reflect the amount we receive.

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

Cleaning fee \$ _____

Pet Fee \$ NO PETS

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: 14215 68th St. NW, Annandale, MN 55302

The property is furnished and includes linens, indoor towels, laundry, pots, pans

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

3. Maximum Occupancy: The maximum number of guests is limited to 12 Adults or up to 14 with children.

3. Term of the Lease. The lease begins at 3 p.m. on _____ (the “*Check-in Date*”) and ends at 10 a.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 4-night minimum stay during peak season. 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 may apply.

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

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

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

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 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. This property requires the renter to be 25 years old or older.
6. Pets are NOT allowed.
7. Parking:
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.
8. 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 suggest bringing extra beach towels. We do not permit towels or linens to be taken from the house. We suggest bringin extra dishware for cooking along with paper plates, cups, and silverware.
9. Cancellation Policy Upon guest having to cancel for any given reason Owner reserves the right to retain the Reservation Deposit. The Reservation Deposit can be applied towards a future rental within 12 months of cancelation date.
10. 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. There is Hard sandy lake bottom area below the rip rap shoreline. Stay off the rocks. Access to the Lake at your own risk. Rocks are slippery do not climb on the rocks. Use steps to access lake.
11. Chartered Vacations LLC shall be held harmless of any bodily injury or death caused by staying at the property. The owner and 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	Guest / Lessee:
Phone <u>320-310-9089</u>	Phone _____
Name (print) <u>Chartered Vacations LLC</u>	Name (print): _____
Address <u>984 Elm Street East</u>	Address _____
<u>Annandale, MN 55302</u>	_____
Signature _____ Date: _____	Signature _____ Date: _____

Rental Agreement Addendum

For Property at 14215 68th 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

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

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

Chartered Vacations LLC

Guest / Lessee Signature