

Booking Confirmation Dear _____,

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

The property is located at:

27747 742nd Avenue
Dassel MN, 55325

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

Your confirmation is as follows:

Check-in date: _____ 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: Booking Direct Daily rate \$ _____ Weekly Rate \$ _____
VRBO AND AIRBNB HAVE ADDITIONAL FEES RATES MAY VARY

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

Cleaning fee \$ _____

Pet Fee \$ _____

Tenant Screening \$ _____

Credit Card Fee \$ _____

Sales Tax \$ _____

Less reservation deposit \$(_____)

Damage Deposit \$(1000 _____) Authorization on Credit Card

TOTAL Due day of rental \$ _____ includes damage deposit.

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: 27747 742nd Avenue Dassel MN 55325

The property is furnished and includes linens, indoor bath towels, laundry, pots, pans dishware, coffee maker,

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 14 persons. An additional charge of 20 per person per night for guests in addition will be assessed.

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 3-night minimum stay. Longer minimum stays may be required during holiday periods and peak season Memorial Day Weekend – Labor Day. If a rental is taken for less than the days in this agreement the guest will be charged the rates in this agreement.

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 always 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 \$1000 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 \$1000 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	\$ _____
Pet Fee	\$ _____
Credit Card Fee 3%	\$ _____
Damage Deposit	\$ _____
Sales Tax	\$ _____
Reservation deposit due at booking	\$ (_____)
TOTAL Due	\$ _____

- 9. Cancellation Policy: If Guest wishes to cancel his/her reservation, \$ _____ of the deposit will be retained by Chartered Vacations LLC and owner. The deposit can be used towards a future rental with Chartered Vacations LLC in a 12-month calendar year.

- 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 charge. We try to keep our cost down by having customers pay by secure bank transfer that cost us \$0 to use this service with our invoicing with QuickBooks.

Name on credit card or bank account

_____ Type Business or personal: personal

Do not put down credit card number on this form. Credit cards shall be processed over the phone or by swipe. Bank account and credit card information shall not be stored on file. Lessee shall give us authorization over the phone to process all transactions.

Credit card 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

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 \$1000 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 \$1000 damage deposit. Upon damages exceeding the \$1000 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. Absolutely NO Fireworks!
5. Only use appliances for their intended uses
6. Pets are allowed \$100 pet fee per pet.
7. Parking:
PARKING – Parking is limited to 4 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.
9. Cancelation Policy Upon guest having to cancel for any given reason Chartered Vacations LLC shall retain the reservation deposit.
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. Hard sandy bottom Beach 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. Lake Fluctuates being part of the Crow River Water Shed. When the water is low Gravel Sandy Beach. Water Clarity 3ft-5ft.
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

Phone 320-310-9089

Name (print)Chartered Vacations LLC

Address 984 Elm Street East
Annandale, MN 55302

Signature _____ Date: _____

Guest / Lessee:

Phone _____

Name (print) _____

Address _____

Signature _____ Date: _____

Rental Agreement Addendum

For Property at 27747 742nd Avenue Dassel, MN 55325

Renter agrees to hold the property owners for the above residence harmless from any injury that is a result of the use of the owner's 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 person 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