

THE GREELEY GETAWAY VACATION RENTAL
www.thegreeleygetaway.com
(734) 466-9071
FAX: Contact Renter for Number

TENANT VACATION RENTAL AGREEMENT & INFORMATION SHEET
PLEASE SIGN AND RETURN WITH PAYMENT

TENANT NAME: _____

TENANT ADDRESS: (Include City, State, Zip)

TENANT HOME PHONE; BUSINESS PHONE; CELL NUMBER; E-MAIL ADDRESS:

RESERVED DATES: IN: _____ OUT: _____

NUMBER OF ADULTS _____; CHILDREN _____

ALL RESERVATION CONFIRMATIONS CONTAIN THE FOLLOWING:

- Total Rental Rate (All applicable Michigan taxes are included in the Total Rental Rate.)
- Security Deposit

AGREEMENT: The Greeley Getaway the Owner, and Tenant agree as follows: Above Tenant is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.

1. RESERVATION DEPOSIT: Reservations require an initial 50% reservation deposit that is applied toward the entire reservation plus the security deposit. Upon receipt of initial reservation deposit, a confirmation with payment due dates will be mailed to the principal party named on the reservation.

2. PAYMENT/BALANCE DUE: The remaining balance is due prior to 14 days of the reservation date. The reservation may be cancelled without further notice if timely payment is not received by The Greeley Getaway by due date. Final payments are due no later than 14 days prior to arrival. Mark your calendar as NO INVOICE OR REMINDER WILL BE SENT FOR THE FINAL PAYMENT (See confirmation for due dates.) All funds received are deposited in an interest bearing trust account until disbursement. Interest earned on escrow/trust account is paid to The Greeley Getaway.

3. CLEANING: Guests are responsible for leaving the property in good order before departure for the next guests. Guest shall leave all doors and windows locked and make sure the heat/AC (winter excluded) and lights are turned off upon checkout. With limited time available between guests, guest is required to complete the following:

- Return furniture to original locations.
- Wash and put away all dishes including those in dishwasher.
- Remove all food and trash from home.
- Place trash in sealed plastic bags in proper receptacle(s).
- Appliances, counters and other surfaces must be wiped clean.
- Carpets and floors are to be broom cleaned of excessive debris.

-Failure to complete the above will result in extra charges plus applicable taxes that will be deducted from the security deposit or billed to Guest.

4. SECURITY/DAMAGE DEPOSIT (REFUNDABLE): A minimum Security/Damage deposit of \$250.00 is required. The Security/Damage deposit is to insure compliance with the Terms of Occupancy. The Security/Damage deposit is held until determination of condition and content of the rental property upon check-out. Security/Damage deposits will be mailed within 21 days after departure in the form of a company check, provided there are no charges pending. Charges are assessed to cover damage, cleaning and unnecessary service calls. Please report any problems or damages observed in the rental property upon check-in. Unreported problems and /or damages are assumed to have occurred during occupancy and guest shall be held responsible for those damages.

6. CANCELLATIONS: All cancellations must be in writing. If you should have to cancel your reservation after seven (7) days from the initial deposit, please contact our office immediately. Cancellations made subsequent to 30 days from your arrival are subject to a 25% cancellation fee based on the total amount of your rental.

7. CHANGING/TRANSFERRING RESERVATIONS: Any change or transfer of a confirmed reservation within the same property is subject to a \$75.00 Change/Transfer fee & property owner approval.

8. PETS: The Greeley Getaway is NOT a pet free zone. Meaning that the owners of the Greeley Getaway do have pets and have brought them onto the premises on more than one occasion. Pets are not allowed or accepted guests of the Greeley Getaway. The owners regret that they cannot allow pets to be included in your vacation, however due to the nature of pets, bringing various other animals into the same domicile tends to get messy. The only exception to this rule is pets that are certified working animals such as helping hand and guide dogs. If pets are allowed, there is a non-refundable pet fee of \$100/pet plus tax. No pets are allowed without Greeley Getaway pet agreement signed in advance of arrival. If pets are allowed, all pets must be kept on rental property. Guests must abide by all local pet regulations and leash laws. The Greeley Getaway reserves the right to charge guest's security deposit or bill guest for any pet related damage or cleanup of pet debris upon departure.

9. METHOD OF PAYMENT: All rates quoted by the Greeley Getaway are amounts payable by cash, check, money order, or credit card (via PayPal) in U.S. funds. The Greeley Getaway accepts MasterCard and Visa credit cards. All non-U.S. Bank Drafts and checks are subject to collection and processing fees. To avoid excessive bank fees, we suggest obtaining drafts on U.S. banks. Payment by check or money order will result in a delayed reservation confirmation until such time as funds have cleared the bank.

10. CHECK-IN TIME (Anytime): Check-ins take place on site at the Greeley Getaway, 5169 King Henry Circle, Gladwin, MI anytime. Guests will be provided with a unique code for the onsite lockbox prior to day of arrival.

11. CHECK-OUT TIME (2PM): Check-Out and vacating the property on the day of departure is 2:00 p.m. Guest will be charged one additional day rental if property is not vacated by Check-Out time. All property keys must be returned to the onsite lockbox. There is a \$50.00 charge to principal party for lost, missing or keys not returned to the lockbox on day of departure. Fees for non-returned keys will be charged to guest.

12. TRASH REMOVAL: Guests are responsible to place SEALED, BAGGED trash in containers for weekly trash removal. Trash must be sealed and bagged in plastic trash bags and left in designated area in supplied containers. Trash not sealed and placed in plastic bags or in designated areas will result in charges to guests. Individual property owners arrange for trash

removal services. As a courtesy, please put out prior guest's trash and the next guest will do the same for you. Trash Pick-Up is Monday morning. The primary trash receptacle is located between the house and the garage on the property.

13. **DEPARTURE REQUIREMENTS:** The rental property is to be left generally clean with bagged trash removed and stored in trash receptacles provided by the owner and taken to designated pick-up areas. All kitchen equipment and utensils are to be cleaned and stored. All floors are to be broom clean. Any furniture or bedding should be in a neat and tidy order. Rental items should be left as required by the Greeley Getaway. Please leave our home as you found it.

14. **SUBLETTING PROHIBITED:** Guest acknowledges that the rental property may not be sublet. Subleasing shall immediately void any rental agreement with no refund due to guest.

15. **GUEST/OCCUPANCY:** We prefer family groups and qualified adults. The Greeley Getaway is limited to the maximum occupancy as stated in the confirmation provided with these terms of occupancy. Overnight guests (8:00 p.m. - 8:00 a.m.) are limited to the maximum occupancy limits and includes all adults and children. If a guest plans to have DAY GUESTS, please let the Greeley Getaway owners know prior to the arrival.

16. **HOUSE PARTIES/LARGE GATHERINGS:** House parties and large gatherings exceeding maximum occupancy are prohibited and may result in guest's immediate removal.

17. **QUIET HOURS:** For guest's enjoyment and the enjoyment of others, please respect quiet times between 9PM and 8AM.

18. **PARKING:** Parking is limited to the immediate driveway and property line along King Henry Circle. Typically a maximum of 5-6 vehicles will fit. Excess vehicles on property are subject to removal at tenant's expense.

19. **ITEMS NOT SUPPLIED:** The rental property will not have linens and towels.

19a. **WATERCRAFT NOT SUPPLIED:** The pontoon located on property as well as the personal watercraft located on property are for the property owners personal use and are NOT INCLUDED with your rental at the Greeley Getaway. Keys are not stored on the property for the vehicles.

19b. **USE OF WATERCRAFT:** Occupants are responsible for their own watercraft and ensuring the safety of those using the watercraft. Occupants must carry proof of insurance and registration with them at all times. The Greeley Getaway is located on a private lake, therefore occupants MUST NOTIFY at the time of reservation that they intend to bring their own boat or personal watercraft with them otherwise occupants will not be able to use the gated boat launch areas. Lake Lancelot is a NO WAKE lake between the hours of 7:30 p.m to 11:00 a.m. NO EXCEPTIONS. This is a Gladwin County Ordinance. Failure to comply may result in the issuance of a ticket by local authorities.

20. **ACCOMMODATIONS:** The Greeley Getaway is privately owned, individually furnished and equipped for housekeeping with basic items such as cookware, flatware and dishes. Other small appliances, beach chairs, grills, TV, radio, fans, etc., may or may not be provided. The Greeley Getaway is unable to provide additional furnishings or appliances.

22. **WATER POTABILITY:** The Greeley Getaway gets it's water from a well on the property and is different than most guests are accustomed to drinking at home. While not harmful, the Greeley Getaway advises guests to use bottled water for consumption during occupancy.

23. **CAMPERS/MOTOR HOMES/TENTS:** Campers, motor homes or the use of tents on rental property is allowed only during the length of stay. Motorhomes must have a closed sewage

system and must not dump waste on the property.

24. **TELEVISIONS:** You will find both cable connected and over the air televisions at the Greeley Getaway. Cable service is limited to a basic cable selection consisting of local news stations from the surrounding area and a few nationally televised stations. Reception in the Lakes Region is very limited so if attempting to watch an over the air television, please understand that service may not be that great.

25. **TELEPHONE SERVICES/COMPUTER ONLINE USE:** The Greeley Getaway is equipped with telephones for local emergency calls only. In addition, as a courtesy to our guests, we also offer Wireless Internet Service on site via a Wireless Access Point. **NO COMPUTER IS PROVIDED.** Guests are encouraged to bring their own laptops if they require the use of a computer during their stay. Long distance calls must be charged a calling card or made on a collect basis.

26. **GAS GRILLS AND CHARCOAL BBQ'S:** A gas grill is provided during your stay. While the Greeley Getaway does provide the gas tank and cooking surfaces associated with the Gas Grill, the Greeley Getaway is **NOT** responsible for ensuring that the Propane Tank is full for your visit. Should you go to use the Gas Grill and the tank is empty, tanks can be filled at the Sugar Shack located on Sugar River Road for a nominal charge. Please save your receipt and present to the Greeley Getaway staff and you will be reimbursed for your purchase. Outdoor cooking is allowed, but only in U/L approved grills. **ALL** cooking surfaces must be left clean by guest upon departure to avoid extra cleaning charges.

27. **CAMPFIRES:** Campfires are limited to the fire pit located on the lake-side of the property. **NO EXCEPTIONS.** Please pay close attention to local broadcasts as well regarding fire-restrictions in the area due to dry conditions or drought.

28. **MECHANICAL & APPLIANCE FAILURE:** The Greeley Getaway will use its best efforts to have mechanical (water, septic, electrical and plumbing) and appliance failures corrected as soon as possible, but cannot control the scheduling of outside service contractors. **NO REFUNDS** will be made for appliance(s) or mechanical failures or breakdowns. The Greeley Getaway shall have the right to arrange, inspect and make repairs during rental period. Tenant will be charged for unnecessary maintenance and service calls or repairs caused by abuse beyond normal wear and tear. **NO** refunds will be made for the malfunction of appliances or other equipment.

29. **BEACH SIZE/LAKE LEVELS & INCLEMENT WEATHER:** From Spring to Fall, major lake levels vary up to two (2) feet. State controlled lake levels may affect on site beach size, launching area and water depths. In addition, the Sugar Springs community chemically treats its lakes several times throughout the year, for which there may be a period of 1-2 days where swimming is suggested off limits. **SORRY, NO REFUNDS WILL BE MADE FOR INCLEMENT WEATHER, CHANGES IN BEACH SIZES, LAUNCHING AREAS OR WATER DEPTHS, NOR CHEMICAL TREATMENTS OR NATURAL LAKE OCCURANCES SUCH AS ALGAE BLOOMS.**

30. **CONSTRUCTION:** As our area continues to grow, we cannot predict when or where new construction will begin. The Greeley Getaway has no control in these situations, and cannot move or offer refunds on confirmed reservations if construction occurs near the property being occupied for rental purposes.

31. **PROPERTY RESERVED:** The Greeley Getaway is privately owned and reflects the owner's personal taste.

32. **COMMUNITY RULES/REGULATIONS:** The Sugar Springs community and association have rules and regulations that become part of the guests Terms and Conditions of Occupancy. Community rules that apply are provided to tenant at check-in or may be requested prior to occupancy. Please be sure to familiarize yourself with these, especially, but not limited to lake usage and times of day that watercraft are permitted on the lake.

33. UNFORESEEN CIRCUMSTANCES: If the rental property becomes unavailable or uninhabitable, The Greeley Getaway reserves the right to cancel a guest reservation and refund the guest in full. The Greeley Getaway cannot guarantee availability or comparability of other properties. Owner and The Greeley Getaway are not liable for any acts of nature or major mechanical failure that would prohibit or limit the use of the property.

34. ERRORS & OMISSIONS: The Greeley Getaway has taken great effort to ensure the information in our brochure, website and all of our printed material are accurate. We cannot be held responsible for errors, omissions, or change in prices. The Greeley Getaway is privately owned and its furnishings vary depending upon the owners' taste. The Greeley Getaway cannot guarantee the presence of particular listed furnishings because they may change from time to time depending on the owner's taste.

35. LIABILITY: Guest(s) hereby agree(s) to hold and save harmless The Greeley Getaway and the property owner from damages or injuries to personal property by reason of any cause whatsoever, either in or about the occupied property or elsewhere.

36. GUEST RESPONSIBILITY: The guest whose name appears on the confirmation is responsible for all terms and conditions set forth in this document for them, their guests or others they may have visiting or staying at the vacation rental property during their term of occupancy.

38. VIOLATION OF TERMS OR CONDITIONS OF OCCUPANCY: When Guest(s) violate(s) any of the terms of occupancy, property rules, community rules or regulations, the guest(s) may be asked to vacate the property by The Greeley Getaway and NO refund will be due to guest(s).

39. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

40. PAYMENT BY CHECK: If the Tenant pays by check rather than credit card, and the check is returned for NSF there will be a \$50 service charge. Keys will not be issued until the check has successfully cleared the bank. Prior agreement to be made with owners.

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

TENANT SIGNATURE _____ DATE _____

LESSOR SIGNATURE _____ DATE _____