

## RENTAL RULES\*

**ADDRESS: 5740 Whigville Lane, Dryden Twp, MI 48428. Phone: 586-980-0806.**

**CHECK-IN TIME is 3 pm EST and CHECKOUT is 11 am EST. NO Early Check-in or late checkout unless special arrangements have been made with management.**

**This is a NON SMOKING unit. Smoking is permitted outside of unit provided all cigarette butts are properly cleaned up.**

### **RESERVATION DEPOSIT AND PAYMENT –**

A deposit of \$25.00 is required at time of booking your reservation along with a \$25.00 cleaning fee for a total of \$50.00 (and any pet fees, if applicable). The \$25.00 deposit will be applied toward the rent – the \$25.00 cleaning fee is non-refundable. Please make payments via personal checks, cash or money order payable to Michael Stachowski. The advance payment is not a damage deposit. **The BALANCE OF RENT is due 5 days prior to your arrival date – NO EXCEPTIONS.**

### **RATE CHANGES –**

Rates are subject to change at any time, without notice.

### **PETS –**

PETS are permitted in rental units **only with prior approval.** \$25.00 per pet fee applies. This fee is due at time of booking reservation along with your reservation fee. Pet owners are responsible for cleaning up any/all pet refuse. **Pets are not allowed on furniture at any time – NO EXCEPTIONS – NO EXCUSES!** Any evidence of pets on furniture may incur extra cleaning fees. **All pets must be kept on a leash/chain at all times if outdoors – NO EXCEPTIONS – NO EXCUSES.** All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

### **CANCELLATIONS –**

Cancellations that are made more than fifteen (15) days prior to the arrival date are subject to a refund of deposit – less cleaning fee. Cancellations or changes that result in a shortened stay, that are made within fourteen (14) days of the arrival date, **forfeit** the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

### **RETURN CHECK FEES –**

A \$35.00 returned check fee will be charged for any non-sufficient fund (NSF) check received. If these funds are not covered by cash prior to check-in, reservation may be subject to cancellation and a cancellation fee of \$50.00 will be incurred along with the NSF fee, **payable within 10 business days.**

## RENTAL RESTRICTIONS –

1. At least one adult, **21 years or older**, must be present to rent premises and anyone under the age of 18 will be the sole responsibility of the adult(s) in charge including all applicable ordinances and state laws including **underage drinking of alcohol**.
2. **A noise ordinance is in effect for Dryden Township from 11 pm EST to 7 am EST and will be enforced.** If this ordinance is violated in any way, guest(s) may be requested to vacate the premises immediately. Any type of police intervention will result in immediate removal of renters.
3. Vulgarity will not be tolerated and may result in immediate removal of renters.
4. All pets must be properly restrained by leash.
5. Pet noise is to be limited at best.
6. **Children under the age of 12 are required to wear a lifesaving flotation device if swimming in water over 6 feet of depth.**
7. **Children under the age of 12 are required to wear a lifesaving flotation device if riding in pontoon boat and/or paddle/fishing boats – NO EXCEPTIONS!**
8. A fee will be charged for any items missing from the cottage. This includes the following:
  - \*Missing pieces to any of the outside games: Ladder Ball, Bean Bag Toss, etc.
  - \*Damage to any bedding, linens, dishware, appliances, furniture, etc.
  - \*Damage to paddle boats, kayaks, etc.
9. **Under no circumstances is Clorox Bleach to be used** to clean anything. Please contact management for proper cleaning procedure.
10. Fire pit must be properly extinguished after each usage (doused with water).
11. Bar-B-Que must be properly turned off at gas tank receptacle after each use.
12. All outdoor furniture must be returned to original stacking area before leaving.
13. If at any time bed bugs are detected, renters will be responsible for and billed for **ALL CLEAN UP AND EXTERMINATION FEES! NO EXCEPTIONS!!**

### The following must be adhered to:

- No damage is done to unit or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in proper garbage receptacle that is provided and soiled dishes are **cleaned and left in dish rack**.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens should be lost or damaged.
- No early check-in or late checkout without prior approval of management.

We would like to make this an enjoyable stay for you and your family. We also wish to guarantee that anyone who rents in the future will also enjoy their stay. Following these few simple rules will ensure a pleasurable time by all.

## MAXIMUM OCCUPANCY –

The maximum number of guests is limited to **eight (8) persons**.

## MINIMUM STAY –

This property requires a two (2) night minimum stay for a weekend and a seven (7) night minimum stay for a week.

**\*\*THERE ARE ABSOLUTELY NO TENTS ALLOWED ON PROPERTY.**

## INCLUSIVE FEES –

Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

## 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 you bring beach towels. We do not permit bath towels or linens to be taken from the unit. Bath towels are not to be used outside for cleaning chairs, boats, jet skis, etc.**

## FALSIFIED RESERVATIONS –

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

## WRITTEN EXCEPTIONS –

Any exceptions to the above-mentioned policies must be approved in writing in advance.

## PARKING –

Parking is limited to two (2) vehicles **unless other arrangements are made in advance and approved by homeowner.** 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.

## WATER AND SEPTIC –

This cottage is on a well and septic system. The mineral content in the water is high. During a drought, the well water may have an odor. Water from home would be encouraged to maintain the health of any person that may be subject to dysentery disorders. The septic system is very effective; however, it will clog up if improper material is flushed. Usage early in the season may result in the toilet improperly flushing. This is normal and due to high water levels. It is best advised NOT TO FLUSH THE TOILET SEVERAL TIMES IN A ROW. **DO NOT FLUSH** anything other than toilet paper. **No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to five hundred dollars (\$500).**

## STORM POLICY–

No refunds will be given for storms. Roads can be curvy and muddy. Gravel/asphalt drive is well maintained. We do not refund due to road conditions.

## FIRE PIT POLICY –

- Fire pit may be used and proper fire wood will be made available. **UNDER NO CIRCUMSTANCES IS FIRE WOOD TO BE BROUGHT IN WITHOUT PRIOR HOMEOWNERS APPROVAL DUE TO STATE OF MICHIGAN REGULATIONS.**
- Fires are to be kept at a minimum usage. Excessive use of fire pit is prohibited.
- Fires are to be extinguished after each use by dousing with water and making sure no embers are glowing.
- Fires are requested to be deterred during high winds so as not to cause damage to neighboring properties.
- No blankets, towels, etc. are to be used near fire pit during usage. Appropriate outside chairs are permitted.
- Any misuse of the fire pit may result in immediate removal of renters. Fire pit must be monitored at all times and **not left unattended**. Failure to follow this procedure can result in Homeowner dousing fire and prohibiting future fire pit usage.

If you must leave the premises for an extended period of time, all windows and doors must be closed and doors must be locked. There will be a **\$10.00 fee** imposed and payable upon return arrival if property manager must enter and secure the premises. **No Exceptions.**

This unit is privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. **Swimming is at the guest's risk and guest(s) are aware that no life guard is on duty to assist in the event of imminent danger to swimmer(s).** Fishing is permitted and encouraged by the homeowner. The homeowner is 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.

I have received the Terms of Payment and Rental Rules and am aware that these items are the sole responsibility of the renter.

Sign \_\_\_\_\_ Date \_\_\_\_\_