

# TIMBER WOLF - RENTAL AGREEMENT

## Rules & Regulations

Thank you for choosing the Timber Wolf for your vacation. We hope that you will have a great time while you are visiting the beautiful Northwoods. Please read this agreement carefully and sign and return it to us, **ALONG WITH ANY BALANCE DUE ON THE DAY OF YOUR ARRIVAL**. We appreciate your understanding and cooperation of the following rules and responsibilities.

**SECURITY DEPOSIT** - The tenant is responsible for the care of the premises, appliances and furnishings as well as for any and all damage by negligent or wrongful acts caused by the tenant or tenants' guests. Tenant agrees that Jim or Jaime Bollmann may deduct charges for any damages as well as any excess cleaning. \$200 security deposits will not be deducted from balance due (to be paid in full on arrival day). This deposit will be refunded upon inspection of the property on the day of departure.

**CLEANING RESPONSIBILITIES** - Remember, it is your responsibility to maintain the unit in a clean condition throughout your stay. **THE CABIN MUST BE LEFT AS YOU FOUND IT!** (cleanliness, furniture placement, etc.) Some cleaning supplies are left in the unit for your use. If there is anything else you need, please do not hesitate to ask for it. It is also your responsibility to wash and put away all dishes prior to departure. **DO NOT** leave any unused food in the refrigerator or freezer. If there is excessive soiling of the carpets, the tenant will be charged for carpet cleaning. Please use rugs, runners, mats, etc. And of course, with wet and muddy weather, it would be helpful for shoes to be left at entryways.

**NOISE/CAMPFIRES** - Tenant shall not disturb fellow tenants and neighbors with loud noise, music or unreasonably late campfire outings.

**PETS** - Absolutely **NO PETS** in the Timber Wolf!!

**SMOKING** - **NO SMOKING ALLOWED** in the Timber Wolf. You may smoke on the deck outside, but please do not throw your cigarette butts on the grounds.

**PARKING** - Each unit is allowed one vehicle for parking space. Any extra cars, trailers, etc., must be parked up by owner's residence. It is not fair to restrict space for other renters. **NO PARKING** in front of the fire pit. We do not want to block the lake view, especially for the backside units!

**CHECK-IN AND CHECK-OUT TIMES** - Check-in time is 1:00 pm and check-out time is 9:00 am. These time frames must be adhered to so we have sufficient time for our walk-throughs and any remaining cleaning. If, for any reason, a walk-through cannot be completed the day of your departure, your security deposit will be mailed within 3 days, if everything is left clean and undamaged.

**NO REFUNDS FOR EARLY DEPARTURES!!**

**DEFAULT BY TENANT:** This agreement imposes an obligation of good faith in its performance and enforcement. Tenant understands that upon violation of any conditions, agreements, restrictions and obligations of this rental agreement, A Lot of Lakes Resort may terminate this agreement, in which case any and all monies paid by the tenant will be forfeited by the tenant. **THE UNDERSIGNED ACKNOWLEDGES THAT HE/SHE HAS READ AND AGREES TO ALL TERMS AND CONDITIONS CONTAINED HEREIN**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_