

Rental Agreement

Parties: This Agreement is made between: _____ the Tenant, and the Landlord Beaver Point Lodge, referred to as the “Lodge”. **Date:** _____

Tenant: **Address** _____
Phone Number _____ **How many in group** _____
Age Range of Group _____

Property: Landlord hereby lets the property know as Beaver Point Lodge to Tenant for the term of this Agreement. Landlord agrees to offer the property as described by the Lodge web site.

Term: This Agreement is for the dates: **Arrive:** _____ **Depart:** _____

Rent: Tenant agrees to the current rate of:

Deposits and Payments: An initial payment of 50% is required to reserve the Lodge. Once the payment is received a confirmation recording the rental date and received payment will be forwarded to the Tenant. The final balance of 50% and a refundable security deposit of 50% are due as shown below, and based on the start date of your rental. The security deposit is returned within 2 weeks of the rental end date.

December 27 - March 31 rentals will have final payment due December 1
April 1 - June 30 rentals will have final payment due March 1
July 1 - September 30 rentals will have final payment due May 1
October 1 - December 27 rentals will have final payment due September 1

Cancellations: If the Tenant cancels the reservation, the Tenant agrees to forfeit any money that has been paid to the Landlord for the rental, not to exceed the full amount of the rental, provided the Lodge is not rented to another Party for the same period. If the Lodge is rented to another Party for the same period, the Landlord will reimburse all funds except a \$50 cancellation fee. The Lodge is not responsible for weather and reservations cannot be canceled due to weather.

Right of First Refusal: The Tenant has the option to rent the Lodge the same period the following year. If the Tenant chooses to do so the security deposit will be used as the initial payment to secure the reservation for the following year. The Landlord has the right to withdraw the “Right of First Refusal” for any reason whatsoever.

Arrival and Departure times: Check in time for the lodge is after 3:00 pm. Check out time is by 10:00 am. The Landlord must approve exception to these times.

Restrictions: Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other homeowners and neighbors. Tenant further agrees not to bring to the Lodge or use at the Lodge the following; ATV’s, Dirt Bikes, Fireworks, guns or rifle arms, or any other device that produces unreasonable levels of noise. Snowmobiles are only allowed on the Lodge driveway and Soft Maple Estates Road for egress and ingress to the Lodge. No Snowmobiling on the Lodge property or the property of the other Homeowners. Motorboats and personal watercraft are welcome. No pets are allowed. Smoking is prohibited.

General: The Tenant acknowledges their responsibility to communicate all aspects of the Renters Agreement to all persons in the Tenants Party. Tenant shall, upon termination of this Agreement, vacate and return the premises in the same condition that it was received. The Landlord will provide a thorough cleaning of the bathrooms and kitchen. Any damaged, broken or stolen property will be the responsibility of the Tenant, less reasonable wear and tear, and other damages beyond the Tenant's control.

Tenant: _____ Date: _____