

CABIN RENTAL- RESERVATION AGREEMENT Between:

**JML Property Management 20276 Spoonbill Ct Rogers, MN 55374
612-275-7383 www.rentjml.com“Management” and**

(Renter Name(s))
(Address)
(City, State, Zip)
(Contact Phone)
(Email)

1. THIS RENTAL AGREEMENT CONSTITUTES A CONTRACT BETWEEN Renter(s) AND Management. Property Address:

Sullivan Lake 35028 Sullivan Circle Hillman, MN 56338

2. RENTAL DATES: _____ (Start Date) _____ (End Date)

3. RENT: \$ _____ +6.875% tax = _____

4. RENT PAYMENT: Full Rent shall be paid no later than two weeks prior to reserved period. Accepted forms of payment: check, cash, or cashiers check.

Check in 5PM, check out 12 Noon

7. DEPOSIT: A \$400.00 deposit is due at reservation along with a copy of the renters Drivers License and this signed contract. Any remaining deposit will be returned three weeks after completion of the rental period, minus any deductions for cleaning and damages. Renter(s) agrees to pay for any extra cleaning and damages.

8. RENTER CANCELLATION: Renter shall forfeit their full deposit if they cancel their reservation within 30 days of their reserved period. 50% of the deposit shall be refunded if the renter cancels more than 30 days before reserved period. No cancellations due to weather, road conditions, lake conditions, acts of God or any other reason beyond the control of management.

9. MANAGEMENT CANCELLATION: In the unlikely event that management must cancel your reservation, the maximum damages payable to the renter shall be the return of their deposit. Management reserves the right to cancel your reservation for any reason and without explanation.

10. CHECK OUT: Renter(s) agree to lock up and notify Management upon checking out of property.

11. LICENSEE OF JML Property Management – Renter(s) acknowledge and understands that he/she is a licensee of the JML Property Management and that he/she is not establishing occupancy or acquiring any interest in the property.

- 12. KEY** The Renter is responsible for the property key and securing the building during the full rent term. The key must be returned or you will be charged for lock replacement.
- 13. CLEANING** – Renter(s) agree to return the cabin back to the state of cleanliness to which it was upon arrival. Including the cleaning of all kitchen dishes and utensils, and picking up. Used bed sheets should be removed from the bed and placed in the basket on the clothes dryer. Management will provide services of laundering the sheets, cleaning of the bathroom toilets, tubs, and showers between rentals. Renter(s) must place all garbage in the dumpster.
- 14. DAMAGES TO PROPERTY** – Renter(s) acknowledges and understands that premises are to be left in clean, undamaged condition. If rental property is not left in suitable condition, Renter(s) acknowledges and understands that Management reserves the right to charge Renter(s) for any repairs or special cleaning. Additionally Renter(s) understands and agrees that Management reserves the right to charge Renter(s) for any damages, repairs, replacement or special cleaning of any damaged or lost real or personal property. Renter(s) acknowledges, understands, and agrees that by signing this Cabin Rental Agreement/Contract, he/she is authorizing Management to charge Renter(s) for any damages sustained. Such charges will be deducted from the Renter's damage deposit. If such charges exceed the deposit amount then the Renter(s) agree to pay the additional charges. Additionally if the property is excessively damaged, Renter(s) agree to pay for lost rents due to their damages.
- 15. PET(S)** – Renter(s) acknowledges and understands that pets are NOT permitted in the cabin without Management's prior written consent. Renter(s) agrees that any Pet(s) found to be on the property will be considered a violation of this Contract/Agreement and will forfeit their deposit.
- 16. AGES OF Renter(s)**- Renter(s) acknowledges that cabin rentals are limited to mature adults twenty-one years of age or older. Except Children with adults.
- 17. MANAGEMENT'S STORAGE AREAS** – Renter(s) agrees to respect Management's private storage areas. Renter(s) agrees that any attempted breach the private storage areas by Renter(s) will result in forfeiture of deposit.
- 18. ACTS OF GOD** – Renter(s) acknowledges and understands that Management is not responsible for; Acts of God, acts government agencies, fire, war, road and bridge maintenance, height of the lake, and inclement weather.
- 19. REPAIRS/ SERVICE CALLS**- Management cannot guarantee against mechanical failures including but not limited to HVAC units, TV VCR/ DVD, Washers and Dryers and other appliances. Renter agrees to notify management of non-working units. Management will make a reasonable effort to repair problems but cannot guarantee immediate service. Renters will be held responsible for any damages to equipment and may be charged for service calls.

20. RIGHT OF ENTRY – Renter(s) acknowledges and understands that Management reserves the right to enter property at anytime upon attempting to call then, knocking at the door to investigate disturbances, check occupancy, check damages, make repairs, alterations, and improvements as Management deem necessary.

21. FIRE PIT – All fires must be contained in the fire pit only. Renter(s) must bring their own firewood and agree not to burn any of the spare wood on the property.

22. FURNISHINGS/FURNITURE - Renter(s) acknowledges and understands that all furnishings and furniture in the cabin are in place as the Management wish them. Renter(s) agrees not to move or rearrange furniture.

23. NON-SMOKING – NO EXCEPTIONS! – Renter(s) acknowledge and understand that **all parts of the cabin and decks are non-smoking**. Renter(s) agrees to pay not less than \$400 for odor abatement if they smoke in the cabin. Cigarette butts shall not be left on the grounds, \$5.00 per butt clean-up fee.

24. INDEMNIFICATION AND HOLD HARMLESS - Renter(s) shall be solely responsible for any property damage, accident injury to any person or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to Renter(s) use of the premises or the items of personal property provided by the Management. Renter(s) shall inspect and be familiar with proper use and application of such items prior to using them. Renter(s) hereby agrees to INDEMNIFY and hold Management harmless from any and all claims including those of third parties, arising out of or in any way related to Renter(s) use of premises or the items of personal property provided therein. Renter(s) hereby agree to hold Management harmless and to indemnify same against any and all claims which may arise during and after the course of rental as a consequence of any acts or omissions of the Management. Renter(s) assumes the risk of injury or other losses relating to any recreational activities and will hold Management and its Agent(s) harmless.

25. HOUSE PARTIES – EXCESSIVE NOISE – OBNOXIOUS BEHAVIOR- FIREARMS - FIREWORKS – Renter(s) acknowledges and understands that occupancy and use of premises shall not be such as to disturb or offend neighbors. No house parties, no keg parties, no excessive noise and/or obnoxious behavior, no discharging of Firearms or BB or Pellet Guns, Fireworks shall be limited to “safe and sane” - non projectile fireworks.

26. ALCOHOLIC BEVERAGES – Renter(s) acknowledges and understands that no drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed on rental property. Renter(s) agrees that if Renter(s) is arrested for underage drinking at the cabin or if Management or Agent(s) of the Owner observe a Renter(s) under the legal age of twenty-one (21) drinking alcoholic beverages, this Contract may be terminated and Renter(s) shall be evicted and forfeit their deposit and rent. Illegal drug use is prohibited.

27. DEER ,INSECTS, OTHER ANIMALS, ETC.– Renter(s) acknowledges and understands that they are near wooded areas and depending upon the time of year may encounter deer, insects, wood and deer tic's and other animals, etc. Renter(s) are encouraged to dress and act accordingly and to bring insect repellent for outdoors activities. Mice can sneak into property, clean up food waste. NO REFUNDS FOR VERMIN OR INSECT INFESTATION

28. FISH CLEANING: Renter(s) acknowledges and understands that all fish cleaning will be done outside the cabin and off of the decks. Furthermore all fish parts shall be double bagged tied and thrown in the garbage.

29. VIOLATION OF AGREEMENT/CONTRACT – Management reserves the right to remove Renter(s) if any of the above agreed upon items are not met. NO REFUNDS OR REBATES.

30. BOATING: Management does not furnish a boat. Renter assumes responsibility for damages caused by leaving a boat tethered to the dock, including acts of god (storm, tornado, winds...). Life jacket use is required, they are located in the Basement cabinet.

BEFORE USING ANY BOAT AND EQUIPMENT, THE RENTER AGREES TO READ AND UNDERSTAND THE ON-SITE COAST GUARD LIFE JACKET GUIDE. THE RENTER ASSUMES ALL RESPONSIBILITY FOR ANY DAMAGES TO THE BOAT, THE DOCK, AND ANY OTHER PROPERTY AND SHALL HOLD JML PROPERTY MANAGEMENT HARMLESS FOR ANY INJURY.

A FINAL WORD: There are other renters counting on enjoying time at the Lake cabin after you depart. We ask that you show respect to the property. Use common sense, think before you act. We will seek all remedies for damages, be responsible.

A. Shoes off inside building at all times, bare feet- wipe them off

B. NO FOOD OR DRINK OVER CARPETED AREAS

C. DO NOT DRIVE ON THE GRASS

D. NO SMOKING

I have carefully read and understand this entire agreement and I agree to comply with it entirely, I hold Management HARMLESS from ANY and ALL BODILY INJURY and/or Personal property damage. I have reviewed the terms posted at: www.rentjml.com. I agree to review on-site guide upon arrival.

Sign and Date

Send: The complete contract, a copy of your Drivers Lic and your \$400 deposit.

JML Property Management 20276 Spoonbill ct. Rogers, MN 55374 Voice: 612-275-7383 Fax: 763-428-8552

www.rentjml.com