

Contractual Agreement to rent from Village Rental Service

This is a contract to be followed by all people who are staying at _____ located at _____ and rented through Village Rental Service. It is the renter's responsibility to make sure everyone staying or visiting this property abides by these rules. Failure to comply to these rules could result in loss of security deposit or being removed from the property.

Check in time will be 3:00pm on Saturday July 2, 2005 and check out time will be 10am on Saturday July 9, 2005. Check in will be at my office at 1142 N Water Rd Hart, MI unless prior arrangements are made.

A security deposit of \$350 is required to hold your rental and must be received within two week of this letters arrival. The security deposit will be returned in full three weeks after your departure or sooner provided there is no damage. If there is damage this deposit will cover the cost of it, if there are additional costs to fix damages that occurred while you there, you the renter will be held responsible for them and a bill will be sent to you. Please remember that security deposits can not be deducted from the rental amount. The security deposit is non-refundable if you cancel your reservation inside 90 days of the check in date. If a cancellation happens inside the 90 day window and Village Rental Service is able to fill the canceled time at full price a full return of your deposit will occur. A full refund of your security deposit will be received if you cancel 90 days prior to rental.

Village Rental Service also requires that first time renters pay 30% of the total rent 60 days prior to renting. Full rent for all renters must be received 30 days prior to renting. In both cases this rent is non refundable in case of a cancellation unless Village Rental Service is able to fill the canceled time at full price. Village Rental Service is required by law to charge 6% MI Use Tax.

Rules to Remember when renting with Village Rental Service

1. Check in time is Saturday at 3pm and check out time is 10am the following Saturday. **For check out please leave the cottage unlocked and the key on the table. This will allow the cleaning crew to get in quicker to clean for the next renters.**

2. The maximum number of people to stay at _____ is _____. Please see to it that you stay at or below this number.

3. If cottage is found unnecessarily dirty and messy, \$100 will be deducted from your security deposit

4. Keep furniture located as it is.

5. **No pets**

6. **No smoking**

7. **No fireworks**

8. Report all damage to management

9. Garbage must be taken to dumpster or designated areas for pick up on designated day

10. Please list all people who will be staying at this rental property.

As a renter of Village Rental Service I hereby agree to the above terms.

Renters signature _____ DATE _____

Please sign one copy of this letter and mail back to Village Rental Service along with your Security Deposit of \$350.

Thank you for choosing to rent through Village Rental Service and if you have any questions feel free to call or E-mail me.