The River's Bend RENTAL AGREEMENT

Between

Priscilla B. Cushman and Roger W. Rusack 2444 Girard Ave S, Minneapolis, MN 55405

("Owner(s)")

and

		(Guest Name)
		(Guest Address)
		Guest City, State, Zip)
	(Guest Contact Phone)
		(Guest Email)
Number of Guests in Party:	Number of Pets:	
		("Guest(s)")

THIS CABIN RENTAL AGREEMENT CONSTITUTES A CONTRACT BETWEEN GUEST(S) AND OWNER(S)

1. RENTAL PROPERTY: The River's Bend Guest House 6697 Koski Rd Tower, MN 55790 2. RENTAL DATES: Start Date) until (End Date)

3. TOTAL RENT (Include any pet fees and additional guest fees) **\$_____**

4. SECURITY DEPOSIT - A security deposit of \$300 per week is required to hold the reservation. When the deposit is received, the reservation will be entered into the calendar and the time will be reserved for the Guest(s). Deposits are returned within 1 week of completion of the rental period provided no damage to the property or house is found.

5. CANCELLATION POLICY - Guest(s) are responsible for the entire house rental rate once the deposit is received regardless of whether you cancel or leave early. Full amount of rental is due two weeks before rental is to occur. Refunds will be made only to the extent that another's rental fee is paid for the same rental period. Refunds that meet this requirement will be sent after a written cancellation notice and refund request is received from the Guest(s) named herein.

6. NO SHOW POLICY – Owner(s) commits to having house available at agreed check-in time of 4:00 PM and are not responsible for Guest(s) inability to arrive or if Guest(s) chooses to depart early for any reason.

7. CHECK-IN TIME IS NO EARLIER THAN 4:00 PM –- Guest(s) acknowledges and understands that the check-in time is no earlier than 4:00 PM unless by prior arrangement with Owner(s) or Manager. If you plan on arriving much later, it may help us to plan accordingly.

Expected Arrival Time?

8. CHECK-OUT TIME IS 11:00 AM OR EARLIER -- Guest(s) acknowledges and understands that check-out time is no later than 11:00 AM unless by prior arrangement with Owner(s) or Manager. If you plan on leaving earlier, it may help us to plan accordingly.

Expected Departure Time? _____

9. KEY - Initial entry is by keypad on the side door to the garage. After the entire rental fee is received, the keypad combination will be sent by mail or email to the Guest(s). After that point, there are keys that may be used for the other doors. Guest(s) acknowledges and understands that they are responsible for the return of any keys that might be used during their stay and may have to pay for the costs of re-keying or replacing of the lock if the keys are not returned.

10. CLEANING – Guest(s) agree and acknowledge that they will return the house back to the state of cleanliness to which it was received upon arrival. This includes the cleaning of all kitchen items and utensils, putting away games and other incidentals, and putting furniture back to its original placement. Used bed sheets should be removed from the bed and placed in a pile on the floor so that we know which sheets have been used. Owner(s) will provide services of laundering the sheets, cleaning kitchen, bathroom toilets, tubs, and showers and other misc. cleaning services between rentals.

11. DAMAGES TO PROPERTY - Guest(s) acknowledges and understands that premises are to be left in an undamaged condition and understands that Owner(s) reserves the right to charge Guest(s) for any repairs or special cleaning beyond usual wear and tear. Such charges will be removed from the Guest's security deposit. If such charges exceed the deposit amount then the Owner(s) will bill the Guest(s) by separate invoice.

12. PET(s) - Guest(s) acknowledges and understands that a fee of \$80. per pet is required. If pet(s) are found to have been in the house without the fee being paid, Guest(s) agrees that this \$80./pet will be charged against their security deposit or by separate invoice. Guest(s) agrees to pick up after their pet (including feces) and to keep their animals off the furniture in the house.

13. OWNER'S STORAGE AREA – There is a locked closet in the Master Bedroom which is not part of the Guest(s) rental. Guest(s) acknowledges that this should remain locked during the rental period.

14. REPAIRS – SERVICE CALLS - Guest(s) acknowledges and understands that Owner(s) can not guarantee against mechanical failures including but not limited to; heating and air units, TV's, Satellite/Cable units, VCR/DVD units, Stereo CD Players, telephones, internet, washer/dryer, or other appliances. Guest(s) agrees to immediately notify Owner(s) of defective or non-working units. Owner(s) will make every reasonable effort to repair or replace defective units as quickly and efficiently as possible. **15. LONG DISTANCE TELEPHONE CALLS** - Guest(s) acknowledges and understands that the house telephone permits long distance calls. The Guest(s) understand that they will be responsible for all long distance calls during their rental period. As cell phone coverage is very unreliable, Guest(s) are encouraged to plan accordingly.

16. WOOD BURNING FIREPLACE - Guest(s) agrees that no fire will be left unattended. Guest(s) further acknowledges and understand that no other item including but not limited to; charcoal, accelerants, etc. will be burned in the fireplace. This includes burning pine logs and debris which can cause creosote build-up in the chimney. Owner(s) agrees to provide firewood stored in the lean-to shed near driveway. Only this seasoned hardwood should be used in the fireplace.

17. FIRE-PITS - Guest(s) must comply with any town or county fire bans. Guest(s) agrees that no fire in the fire-pit will be left unattended. Guest(s) may use the logs piled near the fire-pit for burning. They may also collect fire wood for the fire-pit from downed branches and brush. Guest(s) acknowledges and understands that they may not cut down or damage any standing tree.

18. NO-SMOKING – NO EXCEPTIONS! – Guest(s) acknowledge and understand that all parts of the house are **non-smoking**. Guest(s) agrees to pay not less than **\$100** for odor abatement if they smoke in the house. Cigarette butts shall not be left on the grounds. Such costs will be deducted from the security deposit.

19. INDEMNIFICATION AND HOLD HARMLESS - Guest(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 Guest(s) use of the premises or the items of personal property provided by the Owner(s) at Guest(s) request. Guest(s) shall inspect and be familiar with proper use and application of such items prior to using them, by reading the House Manual on the premises. Guest(s) hereby agrees to INDEMNIFY and hold Owner(s) harmless from any and all claims including those of third parties, arising out of or in any way related to Guest(s) use of premises or the items of personal property provided therein. Guest(s) hereby agree to hold Owner(s) 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 Owner(s). Guest(s) assumes the risk of injury or other losses relating to any recreational activities or to the use of balconies, stairs and other features of the house, and will hold owner and its Agent(s) harmless with respect thereto.

20. OBNOXIOUS BEHAVIOR - ATV's - Guest(s) acknowledges and understands that occupancy and use of premises shall not be such as to disturb or offend neighbors or residents, including but not limited to; no excessive noise and/or obnoxious behavior, no excessive speeding on the Pike River Lake or on Koski Rd, no riding ATV's on the snowmobile trail or on private forest trails.

21. FISH CLEANING: Guest(s) acknowledges and understands that all fish cleaning will be done outside the house. Further, all fish parts will be disposed of as to not attract other animals.

Parties agree that they have read this document in its entirety and agree to all terms and conditions.

(Guest(s)	Owner(s)

Date

_(Initials of Renter)

Date