

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.

