Eagle's Nest Retreat Rules & Agreement

This Short Term Agreement (the "Agreement") is made by and between Eagle's Nest Retreat (Property Owner) and _____ _____ (Guest reserving) as the date set forth on the signature page of this Agreement. For good and valuable consideration, the parties hereby agree to the following rental terms of subject property: Eagle's Nest Retreat, 1015 Phillips Place St. Germain, WI 54558

1.Guest and all who are in Rental Party shall be named below:_____

_____

_____

_____

In the event of damage, theft, trespassing or any other type of loss, Guest that reserved our home will be responsible and act on behalf of others listed above, in addition to any other person who may not be listed but is permitted on the property by Guest during Guest's stay. ***Due to an unfortunate issue with some renters we have a map up at the home that shows our yard. Guests are NOT PROMITTED ON OTHER PROPERTIES AROUND OUR HOME. If we have a complaint that guests are on private property around our home all deposit will be forfeited and guest may also be issued a ticket for trespassing. We DO NOT have lake access. There are several signs at the back of our property stating Private Property for our neighbors.***

2. Maximum Occupancy: The maximum number of guests is limited to 30 people, unless an exception is made by the Eagle's Nest Retreat Management. Please Ask.

3. Term of the Lease:

This lease begins at 5:00 pm CST on _____ (the "Check-in Date") and ends promptly at 10:00 am CST on _____ (the "Check-out Date"). Other booked parties may arrive within hours of the Check-out Time. Guest must call manager Julie at 715-360-5956 and give notice of the anticipated arrival time/ departure time or email: eaglesnestretreatwi@gmail.com.

4. Minimum Stay: This property requires a 4-night minimum stay unless it is off season we might make an exception.

5. Rental Rules: Guest has read and agrees to abide by the House Rules and the terms within this agreement at all times while at the property and shall ensure that all members of the rental party, in addition to any other people the Guest permits on the property, to abide by the listed rules at all times while at the property.

6. Access: Guest shall allow owner or his agent(s) access to the property for the purpose of repair and inspection. Owner shall exercise this right of access in a reasonable manner.

7. Departure: Guest shall leave house keys on the key holder by front door. All inside and outside lights, as well as ceiling fans are to be turned off. Air conditioning must also be turned to 78. If heat is being used, the thermostat must be turned down to 55 degrees . Please call/text/email the Manager, Julie with your anticipated departure time. (Phone # 715-360-5956 / Email: eaglesnestretreatwi@gmail.com)

8. Rental Rates and Security Deposit: SECURITY/DAMAGE DEPOSIT: ALL Guests shall pay a security deposit in the amount of $800.00 to be held by Eagle's Nest Retreat. The deposit, less any amounts legally withheld, will be returned to the Guest within 40-60 days after Guest's departure from the rental property. The reasonable cost of repairing, waste removal, neglect or damage, including the cost of excessive cleaning, for which the Guest is responsible, will be deducted from the security deposit, normal wear and tear is accepted. If any portion of the deposit is withheld, Eagle's Nest Retreat will provide an itemized statement and accounting for any amount legally withheld. All Guests, if more than one, are jointly and severally liable for the full amount of any payments due under this agreement.

9. Reservation changes and Cancellation Policy: If you shorten your reservation after it is reserved there will be a flat fee of $75.00 charged. If cancellation is necessary, deposit will only be refunded if cancelled 60+ days prior to reservation date and there will be a flat fee of $100.00. If cancellation is less than 60 days of reservation date all deposit will be forfeited.

10. Insurance: Guest and all members of the rental party are encouraged to purchase their own Travel Insurance. Homeowner will not be responsible for any misplacement, damage, theft, injury, direct loss, indirect loss or any other type of loss that may be incurred by Guest, members of the rental party or any other person Guest permits on the property.

11. Payment: Acceptable payment methods include personal check, cashier's check, money order and Pay Pal for credit card. A 3.1% charge for all credit card/Pay pal payments will be charged. 3.1% will be added to your total thru Pay Pal. We cannot accept any Pay Pal payment unless you have our approval prior to payment being made. Canada funds need to be converted to US dollars. Canada PayPal fees are 4.1%. Deposit is due within 7 days of reservation. If deposit payment is not received at reservation time of booking, the reservation will be canceled. The remaining total due must be received 60 days prior to the Check-in Date or the reservation will be cancelled and the deposit will not be refunded. Upon final payment of the balance due and the security deposit has been paid, owner will provide to Guest the instructions for entry to the property.

12. Pet Deposit is $200.00 per pet if more than 2 pets an additional $200.00/per pet will be charged. If any portion of deposit is withheld, Eagle's Nest Retreat will provide an itemized statement for any amount withheld. Pets are to be in a cage or kennel when left alone at the home. Pets cannot be left outside.

13. We do offer Veteran discount of 10%, Eagle's Nest Retreat must be told at time of reservation for discount to apply and will only apply it to the Veteran making the reservation.

14. ATV/UTV/Snowmobiles: Our yard is not a trail system, snowmobile trail is in the front yard. We do not connect with ATV/UTV trails please do not ride them in the yard.