**Henry’s Landing, LLC**

701 S. Scottville Rd, Scottville, MI 49454 ~ 231.757.0101

**RENTAL AGREEMENT**

Renter’s Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City, State, Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Or \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Driver’s License No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 State \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Expiration \_\_\_\_\_\_\_\_\_\_\_\_

Rental Period Start \_\_\_\_/\_\_\_\_/\_\_\_\_

Rental Period End \_\_\_\_/\_\_\_\_/\_\_\_\_

Check-in – 3pm or later

Check-out – 10am

Rental Unit Description: 2019 Keystone Springdale Bunkhouse Trailer

Please read the attached campground rules & regulations as well as the rental terms & conditions. Please print and fill out page 1, initial the bottom right corner of pages 2-4 and sign page 5. Return all pages to us by mailing or scanning and emailing to tess@henryslanding.com. Once signed documents and deposits are received, you’ll receive a final confirmation from Henry’s Landing via email.

**Henry’s Landing, LLC ~ Rules & Regulations**

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**Those who choose not to observe these rules & regulations may be asked to leave without refund.**

* No sex offenders allowed on premises.
* Do not leave food or trash outside. It attracts the forest animals living nearby.
* Two vehicles per campsite. Please ask if you need additional parking space.
* We do not have pull-through campsites because all sites are on the riverbank. Please back your camper into the site, next to the electric box. Do not park sideways or right next to a neighboring camper. Exceptions may be made for groups at campground owners’ discretion.
* Do not cut limbs or trees. If you need assistance, please ask and we’ll be happy to help you.
* Do not move firepits or leave trash in them.
* No generators, chain saws or other loud noise.
* Please drive slowly. The speed limit is 4 mph. No vehicles down the fishing trail, golfcarts only.
* Please keep your pets on a six (6) foot leash and do not leave them unattended. Dispose of their “business” by bagging it and disposing of it in the dumpster. No excessive barking.
* Swim at your own risk. The current is dangerous. Children must be supervised by an adult. No lifeguard on duty. Beach is not tested for E. Coli.
* Do not leave fishing lines unattended. Follow all Michigan DNR fishing rules & regulations.
* It is illegal to clean fish anywhere other than a designated fish cleaning station. There is a fish cleaning station at the Scottville boat launch as well as two stations in Ludington.
* Please conserve your energy. Do not leave air conditioning units running while you are gone.
* Do not dump gray/black water on the ground. There is a dump station across the street at the city park open for your use for $15.
* The owners of Henry’s Landing will not be held liable or responsible for accident or injury of any kind or for the loss of or damage to valuables or money.
* Winding down time is 10pm and quiet time is 11pm. Please be aware of and respectful to your neighbors. At 11pm all music must be turned down and small children must be at their own campsite. No dribbling basketballs on concrete after 10pm. To ensure safety please carry a flashlight after dark.
* No excessive drinking or illegal drugs.
* No fireworks. No profanity or foul language. No nudity. No littering.
* Please place bagged trash in the dumpster. No large items like awnings, tables, grills, etc. in dumpster.
* Guests will be held responsible for any damage to Henry’s Landing property.
* Campsite check-in is 2pm. Check-out is noon.
* The nightly rate covers two (2) adults. No charge for children. Two (2) extra adults may be added for $5 each per night. Maximum of four (4) adults per campsite. We allow one (1) camper and one (1) tent or two (2) tents per campsite but not two (2) campers per campsite.
* Please ask your visitors to stop in the office to let us know who they are and who they’re visiting. Visitors not staying the night must depart at 11pm. Visitors staying the night must pay $5 nightly fee.
* Please be courteous and respectful to each other.

This is a privately owned campground. We are pleased to welcome you into our home as our guest and hope your time here is pleasant. If not, please let us know immediately so we can try to make it right by you. Thank you for following these rules, as it ensures that everyone has an enjoyable experience.

Emergencies and after hours call Josh’s cell phone – 616.826.5711

**THE OWNERS OF HENRY’S LANDING RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE.**

**Initial \_\_\_\_\_\_**

Henry’s Landing, LLC

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**TERMS AND CONDITIONS**

1. **Definitions** “Agreement” means all terms and conditions found in this form, any addenda, and any additional material we provide at the time of reservation or rental period time. “You” or “Your” means the person identified as the renter on this form, any persons signing this Agreement and any person or organization to whom charges are billed to by us at its or the renter’s direction. All peoples referred to as “you” or “your” are jointly and severally bound by this agreement. “We”, “our” or “us” means Henry’s Landing, LLC. “Trailer” means the non-motorized camping trailer identified in this agreement. “Loss of use” means the loss of your right to use the Trailer for any reason because of damage to it or the loss of it during this rental period. Loss of use is calculated by multiplying the number of days from the date of damage to the Trailer until it is repaired or replaced, times the daily rental rate.
2. **Rental, Indemnities and Warranties.** This is a contract for the temporary use of the Trailer located at Henry’s Landing, LLC. This contract does not provide you or any other party with the right to tow or otherwise move the Trailer from the rental campsite. Unauthorized movement of the Trailer will result in the loss of the security deposit and potentially legal action. We may repossess the Trailer at your expense without notice to you if the Trailer is abandoned or used in violation of any applicable laws or this Agreement. You agree to indemnify us, defend us and hold us harmless from all claims, liability, costs and warranties, expressed, implied, or apparent, regarding the Trailer, no warranty of merchantability and no warranty that the Trailer is fit for a particular purpose.
3. **Campsite Reservations.** Campsite reservations as well as campsitefees are included with the rental period time and the rental unit fees. **There are no additional fees for the campsite.**
4. **Check-in.** Check-in is 3pm or later beginning on the rental period start date. At check-in, you will receive information on safe and proper use of the Trailer. You can request a “walk through” for additional help with the Trailer’s features. Please make us aware of any issues or concerns immediately so they can be remedied as soon as possible. Complaints made at the end of the rental period time may not be able to be remedied. If you’ll be arriving after 6pm, it is your responsibility to call Henry’s Landing to receive instructions on how to check-in after hours.
5. **Check-out.** There are no refunds for early departures. At the end of the rental period time, the trailer must be left without damage or missing items. The inside must be left clean prior to check-out (dishes washed and put away, trash removed, floors swept, and countertops wiped). Any unwanted items (unopened food, tin foil, bug spray, etc.) can be left in the camp office for the next guests, should they need those items. Please leave the Trailer in the same condition as you found it. Failure to leave the Trailer without damage and/or in an unclean state will result in additional charges that may be deducted from the security deposit and if necessary, additional charges may be made to your credit card.

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1. **Payment.** Acceptable forms of payment are cash, check or credit/debit card (Mastercard, Visa, Discover or American Express). All credit/debit card transactions will incur a 3.75% card processing fee. A minimum $500 payment must be made at the time of reservation. Full payment must be received 30 days prior to the rental period start date. A valid credit card must be kept on file, regardless of payment method.
2. **Deposits:** A $500 deposit will be taken at the time of reservation. Half ($250) will be applied to the total rental fee. Half ($250) will be held as a security deposit. The security deposit will cover the cost of any damage, missing items, or extra cleaning needed at the end of the rental period time. The security deposit is returnable within 7 days of your departure if the camper is left in acceptable condition. The security deposit will be returned in the same form of payment as it was received.
3. **Fees:** The Trailer rental fee is $950 for up to seven (7) nights, campsite included. You can add up to seven (7) additional nights for a fee of $135 per night. The Trailer rental fee includes emptying the grey and black water tanks one (1) time at the end of the rental period time. You are responsible for any additional fees if you would like the tanks emptied during the rental period time.
4. **Cancellations:** All cancellations are subject to a $100 cancellation fee. Cancellations made 4 weeks prior to rental start date will receive a full refund minus cancellation fee. Cancellations made 3 weeks prior to rental start date will receive a 50% refund. There will be no refund for cancellations made 2 weeks or less prior to rental start date. No refunds for early departures.
5. **Pets.** No pets allowed. We love pets too, but this policy is set in place for the next guests who may be allergic or sensitive to pets, as well as to keep the Trailer in good condition.
6. **Smoking.** Absolutely no smoking in the Trailer. This includes cigarettes, cigars, vapes, pipes, marijuana, pens, etc. If we find any evidence of smoking in the Trailer, it will result in forfeiture of the security deposit and possibly additional charges for extra cleaning and repairs.
7. **Other Prohibited Uses:** The following acts/uses are prohibitedand constitute a breach of this Agreement and will be subject but not limited to forfeiture of security deposit and/or repossession of the Trailer without legal process and/or action: A) the unauthorized towing or movement of the Trailer; B) accessing or walking on the roof of the Trailer; C) unnecessary or overuse of utilities (running AC/heat with windows open or when gone, leaving water spigot running on ground, etc.); D) Subletting of the Trailer.
8. **Personal Property:** You release us, our agents and employees from all claims for loss of, or damage to, your personal property or that of any other person, that was left or carried in or on the Trailer, whether or not the loss of damage was caused by our negligence or was otherwise our responsibility.
9. **Personal Injury:** You release us, our agents and employees from all clams for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guest, unborn children, or relatives, whether or not the injury was caused by use of the Trailer, our negligence, or was otherwise our responsibility.

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1. **Supplies:** The Trailer will come with a Keurig coffee pot, toaster, pots/pans, plates, bowls and basic utensils, cleaning supplies, broom/dustpan, and two (2) rolls of RV toilet tissue. If you need more toilet tissue, you must use RV septic safe toilet tissue (available for purchase in the camp store as well as other paper products). The campsite will include camp chairs, a charcoal or gas grill and tri-pod grill, fire ring, picnic table and a deck. Charcoal, lighter fluid and wood are available for purchase. Propane is provided for the gas grill.
2. **Renter Damage:** If the Trailer and/or the contents of the Trailer are damaged during your rental period time, you are responsible to pay all damage costs whether you were at fault or not. If an accident occurs, you are responsible for obtaining any other party’s insurance information and contacting us as soon as possible at 231.757.0101.
3. **Extending Dates/Early Departure:** If you wish to extend the rental period time, you must contact us for approval. No refunds for early departures. Please notify us if you’ll be vacating the Trailer prior to the rental period end date.
4. **Awning:** You are responsible for any damage to the awning during the rental period time. During rain and high winds, the awning must be retracted to prevent damage. Any damage done to the awning will result in loss of security deposit and additional charges to cover the cost of repair or to replace the awning.
5. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties regarding the rental of the Trailer and supersedes all prior oral or written agreements or understandings regarding this subject matter. This agreement can only be amended in writing, signed by all parties.

**By signing below, the renter has read, understands, and agrees to the above Terms & Conditions as well as Henry’s Landing’s Rules & Regulations.**

**Renter Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Henry’s Landing LLC: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**