



Renter's Agreement

Thank you for choosing a home with Cabin Connect. We appreciate your business. Please review this rental agreement. It is understood that your payment in full is your commitment to adhere to the following guidelines.

Please read the following terms and conditions of your vacation rental:

RENT: To reserve a rental home a percentage of the rent must be paid. The percentage is determined by the rental rate of the home and the duration of your stay. The remainder of the rent and the security deposit, cleaning fee and processing fee are due 28 days prior to your arrival date. We will invoice you 42 days prior to your arrival. If this reservation is being made within 42 days of your arrival date, then all of the security deposit and rent is due upon execution of this rental agreement. If this reservation is being made within 28 days of your arrival date then the rent, processing fee, cleaning fee and security deposit are due within three days of the time the reservation was made. Payment to be made with a certified cashier's check or money order.

DEPOSIT: Your security deposit will not be credited toward the rent. This amount is held as a security deposit should there be any damage to the property or should any extraordinary cleaning be required after your stay. If there is any extraordinary cleaning, scavenger charges, damage or breakage to the property or its contents, these charges will be deducted from your security deposit and the balance forwarded to you. The landlord is not limited to the Security Deposit to recoup damage costs, and the renter remains liable for any additional balance. Your security deposit will be refunded to you within 21 days after your departure if there is not any damage or excessive cleaning required to the premises.

METHOD OF PAYMENT: Cabin Connect will accept a personal check received 28 days or more prior to rental. Within 28 days, Cabin Connect will only accept a cashier's check or money order.

CLEANING: Cleaning of the property during the rental period is the responsibility of the renters. Landlord is responsible for the mowing of the lawns. Renters agree to supply all necessary cleaning products, plus toilet paper and other necessary paper products.

CONDITION OF PROPERTY: Should you discover any deficiencies with the cleanliness of the home or the condition of any of the fixtures, please report them to us immediately and we will make every effort to cure any such deficiencies. Further, should any appliances, furnishings, fixtures or structures in the home be damaged or broken during your stay, please let us know immediately so that the item may be repaired or replaced as soon as possible. Renters will keep and maintain the property in good, clean and sanitary condition and repair during the rental period.

SUB-LEASING & RV HOOKUP: Sub-leasing or assignment to others is not permitted under any circumstances. There is absolutely no RV hook-up allowed.

OCCUPANCY & USE: *A complete guest list, with names addresses of all occupants is required at check in. Occupancy is limited to the specified number of person's listed in the cabin description. Occupancy numbers / limits include adults and children.* An additional charge for anyone over the described occupancy may be charged by the homeowner. Not revealing all renters will mean automatic loss of the Security Deposit.

This rental home is serviced by an on-site waste disposal system [septic system], which makes it imperative that the number of occupants and guests on the premises be strictly limited. Should an excess number of guests or occupants overload the septic system, you will be responsible for any necessary pumping or repairs. Please restrict occupancy for your rental home as specified in the property description portion of the Reservation Confirmation Rental Agreement. If you are planning any additional guest during your stay, please contact Cabin Connect to discuss the septic system use for your rental home.

It is understood that you or your guests will not disturb, annoy, endanger or interfere with neighboring property owners or tenants. Fireworks of any kind are strictly forbidden.

This home is a MN business and complies with the NO SMOKING law.

A designated smoking area will provided outside of the home.

No pets are allowed in the home, unless owner gives permission.

Car washing is not permitted.

The rental home cannot be left in the possession of unsupervised minors.

CHECK- IN & CHECK-OUT TIME: The check in time and check out times vary by home. Cabin Connect will arrange this with you at the time of your reservation. At check out time, please follow the checkout procedures provided for you specifically for the home you rent.

CANCELLATION POLICY: Cabin Connect has a 60-day cancellation policy. Once you have placed a reservation, any cancellation will be subject to a \$25.00 cancellation fee. This fee will automatically be deducted from your reservation deposit even if you cancel more than 60 days prior to your arrival. Should you cancel your reservation more than 60 days prior to your arrival, Cabin Connect will refund your deposit less the \$25.00 fee.

Should you cancel less than 60 days prior to your rental, Cabin Connect will attempt to re-rent the home up to your reservation date. If the home is rented the 25% rental deposit will be refunded less the \$25.00 fee. If we are unable to rent the home, Cabin Connect will forward the 25% rental deposit to the homeowner as liquidated damages.

Should you cancel your reservation less than 28 days prior to your arrival date, Cabin Connect will make every effort to re-rent the home to another tenant. If we are unable to re-rent the property, the total rent will be forwarded to the owner of the property as liquidated damages to cover the cost of lost rental revenue.

BOATS: Remember that if you bring a boat to the rental home Cabin Connect is not responsible in any way for your boat. The wind can be strong on the lakes and on occasion entire docks, boatlifts and boats have been damaged. The liability is yours. Boats are NOT to be tied to any homeowners dock.

CABIN CONNECT: is held harmless and will not be held liable or responsible for any disaster, act of God, accident, or unforeseen event that may affect the vacation rental home. Cabin Connect is not responsible for articles lost, stolen or left behind in the vacation rental home. If an item is left, we will do our best to locate and return the item to you C.O.D. Renter's are encouraged to purchase Renter's Insurance or similar coverage to protect against risk of loss.

The possibility of this home being available for future rentals and the success of Cabin Connect depends on compliance with these requirements.

When you sign the Rental Reservation and Agreement, it is understood that you have read and agree to the terms set forth in this rental agreement.

Cabin Connect Rental Reservation and Agreement

NAME:

ADDRESS:

PHONE:

EMAIL:

RENTAL

PROPERTY:

DATES REQUESTED:

Signature: _____

Date:

**MAIL TO: CABIN CONNECT,
14401 Co. Hwy. 5
Lake Park MN 56554**