

# CABIN RENTAL AGREEMENT

Between

**Michael C. Wussow**  
**620 Desnoyer Ave.**  
**Saint Paul, MN 55104**  
**651-336-4600**

[wussow@lakevermillionvacations.com](mailto:wussow@lakevermillionvacations.com)

(“Agent”)

Thomas Kottke  
571 Otis Avenue  
Saint Paul, MN 55104

(“Owner”)

and

\_\_\_\_\_ (Guest Name)  
\_\_\_\_\_ (Guest Address)  
\_\_\_\_\_ (Guest City, State, Zip)  
\_\_\_\_\_ (Guest Contact Phone)  
\_\_\_\_\_ (Guest Email)

(“Guest(s)”)

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

**1. RENTAL PROPERTY:**

Rantalahti Cabin  
Wakemup Bay  
Cook, MN 55723

**2. RENTAL DATES:** \_\_\_\_\_, 2009 (Start Date) \_\_\_\_\_, 2009 (End Date)

**3. RENTAL RATE:** \$ \_\_\_\_\_ per Week **TOTAL:** \_\_\_\_\_.

**3b. OPTIONAL:** Pack & Go Option - for an additional \$100 fee, renters can leave all the cleaning to us and just pack their bags and leave. No cleaning as specified under item 13 will need to be completed. I choose to:    Accept this option.    Decline this option

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- 4. **SECURITY DEPOSIT:** A security deposit of \$300 per week is required to hold the reservation and is due within 10 days of a request to hold a reservation for the Guest(s). Deposits are returned within 1 week of completion of the rental period provided no damage to the property or cabin is found or no additional changes have been occurred due to sections 18, 20, 22, 23, and 26-28.
- 5. **CANCELLATION POLICY** – Guest(s) are responsible for the entire cabin 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. Deposits are refunded, less a \$150 handling charge, if notice is received 120 days prior to arrival or if cottage can be re-rented for your specific time. **NO REFUNDS OR REBATES** will otherwise be offered.
- 6. **NO SHOW POLICY** – Owner and Agent commits to having cabin available at agreed check-in time of 03:30 PM for the agreed upon number in party and Owner and Agent are not responsible for Guest(s) inability to arrive or if Guest(s) chooses to depart early for any reason, or if member of Guest(s) party does not show up. As a result, **NO REFUNDS OR REBATES** will be offered.
- 7. **PAYMENT:** Payments will be accepted via check, cash, or cashiers check. Credit Cards will be accepted only with the provisions in section 8.
- 8. **CREDIT CARDS** – Guest(s) acknowledges and understands that Agent only accepts MasterCard, Visa, American Express, or Discover credit cards via PayPal (www.paypal.com). Guest(s) agree that if they pay via credit card that they will pay a 2.9% additional charge to cover the credit card transaction fee.
- 9. **CHECK-IN TIME IS NO EARLIER THAN 03:30 PM** — Guest(s) acknowledges and understands that the **check-in time is no earlier than 3:30 PM.** Guest(s) are encouraged to plan their trip accordingly. Guest(s) acknowledges, understands and agrees that they may not arrive at cabin prior to 03:00 PM with out the express consent of the Agent.

\_\_\_\_\_ (Initials of Renter)

**Expected Arrival Time?** \_\_\_\_\_

- 10. **CHECK-OUT TIME IS 9:00 AM OR EARLIER** — Guest(s) acknowledges and understands that **check-out time is no later than 9:00 AM.** Guest(s) are encouraged to plan their trip accordingly. Guest(s) acknowledges, understands and agrees that they may not occupy the cabin after to 9:00 A.M. without the express consent of the Agent.

\_\_\_\_\_ (Initials of Renter)

**Expected Departure Time?** \_\_\_\_\_

- 11. **KEY** - Guest(s) acknowledges and understands that the property is privately owned and that Guest(s) is responsible for the property key. Guest(s) will be sent a key to the property at the address of the Guest(s) indicated on the first page of this form.
- 12. **KEY RETURN** - Guest(s) acknowledges and understands that the property is privately owned and that Guest(s) is responsible for the return of the property key. Guest(s) agrees that if a key is not returned to the Agent within 1 week of check-out, Guest(s) will be charged for the costs of re-keying or replacing of the lock.

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13. **CLEANING** – Guest(s) agree and acknowledge that they will return the cabin back to the state of cleanliness to which it was received upon arrival. This includes but is not limited to the cleaning of all kitchen items and utensils, all surfaces, floors and rooms. **DO NOT** remove bedding, sheets, blankets, comforters, from used beds / bedrooms. Instead place a pillow at the foot of any used bed. Towels should be placed in a pile on the floor in the bathroom so they may be laundered. Owner(s) will provide services of laundering the sheets and towels, cleaning of the bathroom toilets, tubs, and showers and other misc. cleaning services between rentals. Guest(s) must place all waste into the designated trash area as specified in the Cabin Manual. If guests wish not to perform any cleaning themselves they should arrange with the owner in advance to pay for “pack and go service” where the cabin can be completely cleaned for them
14. **DAMAGES TO PROPERTY** - Guest(s) acknowledges and understands that premises are to be left in clean, undamaged condition, and follow Check-in and Check-out procedures. If rental property is not left in suitable condition, Guest(s) acknowledges and understands that Owner and Agent reserves the right to charge Guest(s) for any repairs or special cleaning. Additionally Guest(s) understands and agrees that Owner and Agent reserves the right to charge Guest(s) for any damages, repairs, replacement or special cleaning of any damaged or lost real or personal property. Guest(s) acknowledges, understands, and agrees that by signing this Cabin Rental Agreement/Contract, he/she is authorizing Owner and Agent to charge Guest(s) for any damages sustained. Such charges will be removed from the Guest’s security deposit. If such charges exceed the deposit amount then the Guest(s) will make payment on such charges at the Owner and Agent request.
- \_\_\_\_\_ **(Initials of Renter)**
15. **LICENSEE OF OWNER** - Guest(s) acknowledges and understands that he/she is a licensee of the Owner and not a tenant; and that he/she is not acquiring any interest in the property.
16. **PET(S)** - Guest(s) acknowledges and understands that pets are **NOT** permitted in the cabin. Guest(s) agrees that any Pet(s) found to be in the cabin will be considered a violation of this Contract/ Agreement and all Guest(s) will be asked to vacate premises. **NO REFUNDS OR REBATES** will be offered
17. **AGES OF GUEST(S) / FALSE PRETENSES**- Guest(s) acknowledges and understands that rental is limited to mature adults of twenty-one (21) years of age or older. Guest(s) acknowledges and understands that since rental properties are limited to mature adults of twenty-one years (21) years of age or older, there will be no vacationing students under the age of twenty-one (21) years of age without the supervision of adult renting Guest(s). Guest(s) agrees that violation of this provision constitutes a rental under False Pretenses and is in violation of this Agreement/Contract. Guest(s) will be asked to vacate premises immediately. **NO REFUNDS OR REBATES** will be offered.
18. **OWNER’S STORAGE AREA** – Guest(s) acknowledges and understands that has a private Owner’s storage area that is not part of the Guest(s) rental and will remain locked at the request of the Owner(s). Guest(s) agrees that any attempted breach of this lock by Guest(s) will result in not less than a **\$100** charge to Guest(s) security deposit or credit card on file.

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19. **ACTS OF GOD** - Guest(s) acknowledges and understands that Owner and Agent are not responsible for including but not limited to; Acts of God, acts of government agencies, fire, strikes, war, road maintenance, heights of rivers, creeks, lakes, or ponds, and inclement weather. NO REFUND OR REBATE will be offered.
20. **REPAIRS – SERVICE CALLS** - Guest(s) acknowledges and understands that Owner(s) and Agent 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, washer/dryer, or other appliances. Guest(s) agrees to immediately notify Agent of defective or non-working units. Owner and Agent will make every reasonable effort to repair or replace defective units as quickly and efficiently as possible. NO REFUND OR REBATE will be given for failures of mechanical units. Should a repair person make a call to repair or replace a unit that is found to be in working order and the problem was due to Guest(s) oversight or neglect or misuse, Guest(s) agrees that the repair call costs may be billed to the Guest(s) security deposit or credit card on file.

\_\_\_\_\_ **(Initials of Renter)**

21. **RIGHT OF ENTRY** - Guest(s) acknowledges and understands that Owner and Agent reserves the right to enter property at anytime to investigate disturbances, check occupancy, check damages, make repairs, alterations, and improvements as Owner and Agent deem necessary.
22. **SATELLITE TV** - Guest(s) acknowledges and understands that with the rental of the property they are able to view DirecTV’s Total Choice viewing package. Additional Movie Channels, Sports Channels, Pay Per View, etc. can be ordered by Guest(s). Guest(s) agree that they will be responsible for payment for all additional content that is order on the satellite TV during their rental period. The cost of all such rentals will be deducted from the security deposit before it is returned to the Guest(s). Guest(s) are responsible for controlling the content of the programs ordered. NO REFUNDS OR REBATES will be offered for “inadvertently ordered programming”.

\_\_\_\_\_ **(Initials of Renter)**

23. **WOOD BURNING FIREPLACES** - Guest(s) acknowledges and understands that wood burning fireplaces are seasonal and Owners will not provide firewood from 15 May through 30 September. From 01 October through 14 May, Owner(s) agree to provide enough firewood for an ambient fire, usually six (6) to eight (8) logs per night. Guest(s) may bring or purchase their own firewood to be used during any season. 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 wood log fireplaces. Guest(s) agrees to pay not less than **\$100**, if any item other than wood logs are burned in fireplace and such cost will be deducted from the security deposit or the credit card on file.

\_\_\_\_\_ **(Initials of Renter)**

24. **FIRE-PITS** – Owner and Agent agree to provide firewood, usually six (6) to eight (8) logs per night, for the outdoor fire-pit.

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25. **FIREWOOD** – Guest(s) may collect fire wood from downed and dead branches only. Guest(s) acknowledges and understands that they may not cut down or damage any standing tree.

\_\_\_\_\_ (Initials of Renter)

26. **FURNISHINGS/FURNITURE** - Guest(s) acknowledges and understands that all furnishings/furniture in the cabin are in place as the Owner and Agent wish them. Guest(s) agrees to pay not less than **\$100** if furniture is rearranged in such a manner that results in cleaning services being delayed. Such cost will be deducted from the security deposit or the credit card on file.

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27. **LONG DISTANCE TELEPHONE CALLS** - Guest(s) acknowledges and understands that cabin telephone permits long distance calls. The Guest(s) understand that they will be responsible for all long distance calls during their rental period. Guest(s) further acknowledge, understands and agrees than any special feature calls including but not limited to; call return, call block, call forward that Guest(s) activates will be billed to Guest(s) security deposit or credit card plus a **\$15** service charge per incidence. As cell-phone coverage is very unreliable, Guest(s) are encouraged to plan accordingly.

\_\_\_\_\_ (Initials of Renter)

28. **NON-SMOKING – NO EXCEPTIONS!** – Guest(s) acknowledge and understand that all parts of the cabin are **non-smoking**. Guest(s) agrees to pay not less than **\$350** for odor abatement if they smoke in the cabin. Cigarette butts shall not be left on the grounds. Such cost will be deducted from the security deposit or the credit card on file.

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29. **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 and Agent at Guest(s) request. Guest(s) shall inspect and be familiar with proper use and application of such items prior to using them. Guest(s) hereby agrees to INDEMNIFY and hold Owner and Agent 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 and Agent 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 and Agent. Guest(s) assumes the risk of injury or other losses relating to any recreational activities and will hold owner and its Agent(s) harmless with respect there to.

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- 30. **HOUSE PARTIES – EXCESSIVE SPEEDING – OBNOXIOUS BEHAVIOR - ATV's – FIREARMS - FIREWORKS** – 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; absolutely no house parties, no keg parties, no excessive speeding through neighborhood, no excessive noise and/or obnoxious behavior, no discharging of Firearms or BB or Pellet Guns, no discharging of Fireworks, etc. The Owner(s) and Agent has the prerogative to terminate this Agreement/Contract and to demand that disruptive Guest(s) vacate the premises, thereby forfeiting all monies to Owner and Agent. NO REFUND OR REBATES will be offered.
  
- 31. **ALCOHOLIC BEVERAGES** – Guest(s) acknowledges and understands that no drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed on rental property. Guest(s) agrees that if Guest(s) is arrested for underage drinking at the cabin or if Owner(s) or Agent(s) of the Owner observe a Guest(s) under the legal age of twenty-one (21) drinking alcoholic beverages, this Contract may be terminated and Guest(s) evicted at the option of the Agent(s). Illegal drug use is strictly prohibited. NO REFUND OR REBATE will be offered.
  
- 32. **DEER – INSECTS, OTHER ANIMALS, ETC.**– Guest(s) acknowledges and understands that they are in the woods and depending upon the time of year may encounter deer, insects and other animals, etc. Guest(s) are encouraged to dress and act accordingly and to bring insect repellent for outdoors activities. NO REFUND OR REBATE will be offered.
  
- 33. **FISH CLEANING:** Guest(s) acknowledges and understands that all fish cleaning will be done outside the cabin. Further all fish parts will be disposed of as to not attract other animals.
  
- 34. **VIOLATION OF AGREEMENT/CONTRACT** – Owner(s) reserves the right to remove renter, if any of the above agreed upon items are not met. NO REFUND OR REBATE will be offered.
  
- 35. **REFUNDS** - REFUNDS WILL BE MADE ONLY TO THE EXTENT ANOTHER'S RENTAL FEE IS PAID FOR THE SAME RENTAL PERIOD, AFTER WRITTEN CANCELLATION NOTICE AND REFUND REQUEST IS RECEIVED FROM GUEST(S) NAMED HEREIN.

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

\_\_\_\_\_ Guest(s)

\_\_\_\_\_ Agent

\_\_\_\_\_ Date

\_\_\_\_\_ Date