

Rental Agreement for White River Rental  
1899 Warner Ave.  
Hesperia, Mi 49421

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Home Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Rental Period: \_\_\_\_\_

(Check-in 4:00pm, checkout 10:00am, Sat. to Sat.)

Rental Price: \$ \_\_\_\_\_ Pet Fee: \$ \_\_\_\_\_ (\$75 if applicable)

1. Security Deposit: A security deposit of \$200.00 is due at the time of the reservation. This deposit will be refunded within 14 days of your check out, barring any damages to the property or excessive cleaning needed. Written notice will be made if damages or additional cleaning is charged against the security deposit refund. Tenants are responsible for any damages or cleaning cost over and above the security deposit.
2. Payments: a \$200.00 towards the rental fee is required at time of reservation, with the balance of rent paid in full 10 days prior to check in. A confirmation along with payment dates and total amount due will be mailed out when signed lease with deposits are received. : Please sign and return lease with Security (\$200), and Reservation (\$200) Deposits. Weeks are booked on a first come, first serve basis, so make reservation with the deposits in a timely manner, as to assure availability.
3. Pets: Only well-behaved, housebroken pets allowed, with a \$75.00 non-refundable pet fee. (Maximum 2 pets, dogs only) The tenant further agrees to pay any extra charge for cleaning or damages over and above the aforementioned fee. Please do not leave pets in cottage unattended. Please crate your pet while you are out, or you may use the dog pen outside to keep your pet in. Violation of the pet policy may be grounds for eviction and loss of security deposit.
4. Cancellation Policy: You may cancel your reservation up to 30 days before you check-in with out any penalty. Cancellations within 30 days of your check-in date will forfeit reservation deposit.

5. Check-in/Check-out: Cabin rents Saturday to Saturday in season, with a check-in time of 4:00pm. This allows for cleaning time in between rentals. Checkout time is 10:00am. Cottage may be available for partial weeks and or weekends in the off seasons.

6. Family Groups Only: No fraternities, school, or civic groups allowed

7. Locked Storage: Owner maintains locked areas for storage of owner's personal property. Please respect locked areas.

8. Furnishings & Cleaning: Cottage is equipped with basic housekeeping items such as furniture, kitchen appliances, pots, pans, dishes, glasses, & silverware. Bed linens and pillows are provided for your convenience, however towels are not provided. Tenant is to perform light cleaning before checking out. These requirements are as follows:

a. Strip sheets from beds, and leave in utility room.

b. Remove all food items from refrigerator.

c. Wash dishes and return to proper place.

d. Take all trash out, and place in outside trashcan.

e. Turn off all lights.

f. Close and lock all doors & windows and close blinds.

Tenant agrees to the above minimum cleaning requirements.

9. Smoking: Please DO NOT smoke inside the cottage. Ashtrays have been provided on the deck for your convenience.

10. Telephone: A telephone is provided in the cottage for local calls only. (I.e. ordering take out, etc.) All long distance calls must be on credit or calling card, or made collect. Any long distance calls incurred during the term of this agreement and billed to the owner, will be the sole responsibility of the tenant and deducted from the security deposit.

11. Please report any items of disrepair or malfunction of equipment or appliances to the owner immediately, and we will have them repaired as soon as possible. There is no refund of rental for mechanical failure on A/C, DW, Refrigerator, Washer, Dryer, Dishwasher, TV, or VCR. Also there is no refund of rental for disruption of utilities, including power, water, and/or cable. In addition, there is no refund for vacations cut short due to an act of God; however it may be possible to receive a stay during the following season to compensate for such occurrences.

12. In the event that a tenant loses a key or locks it inside the cottage, please call owner for the location of spare. If locksmith has to be called, the expense is the responsibility of the tenant. There is a \$25.00 charge for each set of keys not returned.

15. Owner Contact Numbers: 231-206-3671, 231-206-5657 or 231-798-9712, 231-744-8002

16. Acceptance: By signing this rental agreement, the tenant understands and agrees to abide by the aforementioned policies and rules, and to release the owners of responsibility for any personal injury or personal property damage that may occur while staying in this dwelling.

**TENANT:**

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Number of Guests: Adults: \_\_\_\_\_ Children: \_\_\_\_\_ Pets: \_\_\_\_\_

Return deposits and this Rental Agreement to:

David Pyman

1147 Briarwood Ct

Muskegon, MI 49441

**Weekly Rates \$700.00**

**Friday/Saturday Weekend \$450.00**

**Mid-Week Nightly Rates \$150.00**

**Minimum stay 2 Nights**