



VACATION RENTAL AGREEMENT

PROPERTY ADDRESS: **7011 Crystal Springs Rd, Bellaire MI**

GUEST NAME: **'Insert Guest Name'**

CHECK-IN: **M DD YYYY** CHECK-OUT: **M DD YYYY**

This Vacation Rental Agreement (the "Agreement") is made between WeeksEscape LLC ("Host") and the above-referenced Guest for rental of the residential dwelling located at the property address listed above (the "Property"), pursuant to the following terms and conditions:

1. **Rental Party:** No occupants under the age of 27 are allowed unless accompanied by a parent or legal guardian. Any misrepresentations by Guest as to the age of any occupant shall subject the reservation to cancellation. The rental party shall consist of the Guest and the following persons:

Name(s):

Age(s):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. **Term of Agreement:** The vacation rental agreement begins at **4 p.m.** on the Check-in Date and ends at **11 a.m.** on the Check-out Date. At least a week prior to check-in, additional check-in details will be provided by the Host.

Failure to adhere to the check-out time may result in an additional fee set at \$100 unless discussed in advance of the stay. If the premises appear dirty or damaged upon check-in, Guest shall inform the Host immediately.

3. **Rental Rules:** Guest agrees to abide by the below Rental Rules at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while residing at the property.



- a. Guest shall be responsible for taking good care of the Property, including land, appliances, indoor/outdoor furnishings & accessories, and for maintaining the Property in a neat and sanitary condition during the Rental Term. Guest shall return the Property in the same condition as check-in, except for normal & routine cleaning or maintenance. Any damages to the Property or its furnishings and accessories shall be immediately reported to the Host
 - b. Guest shall be responsible for all conditions and/or damages caused by the neglect or wrongful act or omission of Guest and/or Guest's invitees. Guest agrees that damage not covered by, or exceeding the rental damage coverage, is the Guests full responsibility. The Guest grants the Host the right to charge the payment method used during booking for any such damages.
 - c. No smoking is permitted within or on the Property. For safety purposes and in consideration of future guests, the Host asks that the Guest and Rental Party refrains from smoking IN, ON, or AROUND the Property. If the Guest or Rental Party must smoke, do so outside and away from the Property and dispose of smoking remnants responsibly. Failure to honor the non-smoking rule, or any evidence of smoking in, on or around the property, will result in a MINIMUM additional charge of \$150 to the payment method used during booking.
 - d. The Property may only be used for residential accommodations. No special events or functions are permitted on the Property.
 - e. Guest, Rental Party and any visitors shall not disturb neighbors with excessive noise, pollution or behavior that would create a nuisance. If Guest fails to comply with this provision, Guest may be asked to vacate the Property and will forfeit the remainder of the rental rate and fee.
4. **Pet Allowances:** Guest agrees to abide by the below Pet Allowances at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while residing at the property. Guest shall be responsible for any claims or damage as a result of the failure to honor the pet allowances.
- a. Only house-trained dogs that have been spayed or neutered are allowed to stay on the Property.
 - b. All dogs must be current on all vaccinations, including rabies, flea and tick control.
 - c. Guest is responsible for cleaning up pet waste and supplying bags to do so.
 - d. Guest is responsible for keeping dogs on a leash while outside the dwelling of the Property.
 - e. Guest, Rental Party and any visitors shall not disturb neighbors with excessive noise or behavior by the pet that would create a nuisance. If Guest fails to comply with this provision, Guest may be asked to vacate the Property and will forfeit the remainder of the rental rate and fee.
5. **Host Access:** Guest shall allow Host access to the property for purposes of repair, inspection or emergency. The Host shall exercise this right of access in a reasonable manner by giving at least two hours notice (unless in case of emergency).



6. Rental Rate and Fees:

- a. **Deposit:** A 30% deposit is due immediately upon booking. The deposit will be applied toward the rental fees.
- b. **Rental Rate:** Payment in full of the following fees shall be due 30 days prior to the Check-in Date.

Rental Rate: Daily - \$225 (min 3-night stay), Weekly - \$1,400, except July & Sept - \$1,700 per week
Sales/Use Tax: 6%
Credit Card Fee: 3%

7. Cancellation Policy: If Guest wishes to cancel the reservation, any amounts paid will be refunded as follows:

- a. 100% if canceled 30 days prior to the Check-in Date
- b. 50% if canceled 15 days prior to the Check-in Date

8. Insurance: We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms.

9. Payment: All payments will be processed on the Host vacation rental website at www.weeksescape.com

10. Disclaimer: Guest agrees that Host shall not be liable to Guest, Rental Party, Guest invitees or any other person for any loss, theft, personal injuries, casualties or damages sustained to any person or property on or about the rental premises. Guest shall hold the Host harmless, indemnified, and released from and against all loss or damage occasioned by use, misuses or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the Guest, his/her guests, Rental Party or invitees.

I HAVE READ THIS ENTIRE AGREEMENT THOROUGHLY AND HAVE HAD AN OPPORTUNITY TO ASK QUESTIONS, AND I UNDERSTAND THE PROVISIONS, OBLIGATIONS AND LIMITATIONS ABOVE.

Guest Signature

Date

Phone # During Stay