

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between _____ (Lodge at Pine Lake LLC) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 5953 Roachtown Road Millstadt IL, 62260

The property is furnished and includes refrigerator, stove, microwave, toast oven, washer, dryer, linens, towels, pots, pans, cooking utensils, charcoal grill, and a place setting for six.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests day or night is limited to 6 persons. An additional charge of \$25 per person per night for guests in addition to 6 will be assessed..

4. Term of the Lease. The lease begins at _noon on _____ (the “*Check-in Date*”) and ends at _noon. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 2 night minimum stay.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** 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 at the property.

7. Access: Guest shall allow Lodge at Pine Lake LLC to access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner...

8. Rental Rate and Fees

- a. Deposit: A deposit of \$100.00 check or credit card is due at least 15 days prior to the Check-In Date.

The deposit is non-refundable and applied toward the rental fees. See Cancellation Policy below on.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Lodge at Pine Lake LLC immediately.

- b. Rental Rate. Payment in full of the following fees shall be paid before Check-in.

Lodge at Pine Lake LLC Rental Rates

Daily Rates	2 people	4 people	6 people
Sunday – Thursday	\$140.00 + tax	\$150.00 + tax	\$160.00 + tax
*Friday – Saturday (2 night minimum)	\$175.00 + tax	\$200.00 + tax	\$225.00 + tax
Weekly rates 7 days	\$750.00 + tax	\$900.00 + tax	\$1,000.00 + tax

Hotel tax of 5.64%

- 9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the **100 %** deposit will be refunded if cancelation is confirmed 15 days prior to the Check-in Date. Otherwise, deposit is forfeited.
- 10. Insurance: We encourage all renters to purchase traveler insurance.
- 11. Damage: Return the cabin in the same condition as found. Place towels in tub or In laundry hamper, clean dishes. If professional cleaning is required by owner, guest will be required to reimburse for that amount.
- 12. Additional Nights and Late Check Out: Check out time is 12:00 p.m. Late check out times should be arranged with the Lodge at Pine Lake LLC. Late check out times without specific permission of the Lodge at Pine Lake LLC will charged an additional \$10 per hour.

13. Venue Selection: Any dispute, controversy and/or lawsuit arising out of this Agreement and/or the use of the premises at 5953 Roachtown Road, Millstadt, Illinois shall be brought exclusively in the Circuit Court for St. Clair County, Illinois.

 14. Interest and collection fee: A monthly late fee in the amount of 2% of any amounts due unpaid and unpaid shall be assessed each month if payment is not postmarked or received by the Lodge at Pine Lake, LLC on or before the tenth day said payments(s0) have not been received. Further, you (Guest) agree to pay and all collection fees and charges, including but not limited to attorney's fees arising out of your breach of this Agreement.
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12. Payment: Acceptable payment methods are **Discover, Master Card, Visa, Pay Pal**. **Please allow 10-14 days processing time for payment by check. Reservations by check are not full confirmed until check is processed. A credit card is required to pay by check. You must be 21 or older to rent the cabin. If you wish to use a credit card, please fax provide the following information. To 618-476-1894.**

Name on credit card: _____ Type: _____

Credit card billing address: _____

City _____ State _____ Zip Code _____

Credit Card Number _____

Exp date _____ CVV (Security) Code _____

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Lodge at Pine Lake LLC

Guest:

Name (print) _____ Name (print) : _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

Exhibit A

RENTAL RULES

1. Smoking is NOT permitted inside the lodge. A minimum \$100.00 cleaning and odor removal fee will be automatically assessed for smoking in the lodge. Additional damage fees may be assessed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. No wedding, graduations, family reunions or similar events shall be held without specific written agreement with Lodge at Pine Lake LLC.
4. The Lodge at Pine Lake LLC is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Lodge at Pine Lake LLC is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are NOT allowed.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units.
9. Hot Tub: No children under the age of 12 permitted in hot tubs without adult supervision]. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. **DO NOT STAND ON THE HOT TUB COVERS.** Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement.] Remember when not using the hot tub, leave cover on so hot tub will stay warm.
10. Wood Stove: The wood stove is a wood burning stove. If you wish to use wood stove, please contact Lodge at Pine Lake LLC to request firewood and setup prior to your arrival.
11. Lake: The lake is 9 foot deep in some areas, please use the lake at your own risk.
12. Canoe: Seasonally, a lake canoe is available for your use, please use at your own risk.
13. Fishing: The lake is fully stocked catch and release fishing is acceptable.
14. Stove: Gas stove has self lighting pilots, just turn on and the burners will light themselves.

15. Water and Septic: The lodge is on a well and aerator system. The mineral content in the water is high. During a drought, the well water may have an odor. A water cooler is located in the kitchen for drinking and cooking water usage.

16. Washer and Dryer: Available for your personal use. Please don't bother to clean towels or linens unless necessary for your stay. Due to the shallow well, we wash them offsite.

When you exit, please hang any wet towels on hooks in mudroom and leave all other soiled linens and towels on the floor in the mud room. Please refill ice cube trays from water cooler so they are frozen for the next guests.

If you have any questions, please call us at 618-570-8102 cell or 618-476-1858 land line.

Thank you

Susie & Ernie