

Two Rivers Motel and Cabins Cabin Rental Agreement

Check-In Procedures: Upon arrival you will come to the office and register. At this time you will verify the number in your party. You will be required to have a credit card number on file for your security deposit and your vehicles must be registered. **Office hours are 8 am – 8 pm, hours may vary depending on season.**

The renter agrees that he/she will not claim any charge backs or credits from his/her credit card company for any fees charged to his/her credit card, including but not limited to deposit, rental, or additional damage or security deposit fees.

No refunds due to weather, change of plans, or early departures.

Each cabin comes fully furnished including dishes, silverware, cookware, coffee maker, microwave, toilet paper, a limited supply of paper towels and dish soap. Bedding and dish towels are provided. Damage to bedding (such as blood and urine stains) will be charged replacement cost. Guests must bring their own bath towels. Do not rearrange furniture. The managers are not responsible for any item left in a cabin by a renter. If the managers are requested by the renter to return any item left in a cabin, items will be returned by US Postal Service for a service charge of shipping costs plus \$15.00 handling fee.

Maintenance: Please report any problems or damages in your cabin the day of check-in to the managers. If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge you. When maintenance needs arise during your stay please contact the managers. It may be necessary for them to enter the cabin during reasonable hours to perform minor repairs. There will be no refunds for the malfunction of any equipment including but not limited to TV, appliances or power outages.

Housekeeping: Our cabins are housekeeping cabins, you keep your own house, and therefore housekeeping is not provided during your stay.

Minimum Age required to rent a cabin is 21 years and the person who books the cabin must stay at the cabin for the entire rental period. Sub-letting or parents renting for their children under the age of 21 is **NOT** allowed. **No student groups or house parties of any kind.**

Maximum Occupancy: The number of persons occupying your cabin shall not exceed the number stated on your reservation. If additional persons are added after your reservation is secured you must inform us upon arrival and charges will be added as necessary. Renters may be subject to cancellation/penalties if numbers exceed confirmed occupants listed. This is a violation of the rental agreement..

Pets: We are a pet friendly resort therefore we do allow pets. There is a \$10 per/pet per day. Please keep your pet on a leash at all times and clean up after them. Pets are not allowed on furniture or beds unless you bring furniture covers. Do not leave pets unattended without being in a kennel. **Aggressive and noisy pets are not welcome.**

Check-In and Check-Out times: Check-in is 3:00pm and check-out is 10:00am promptly.

Smoking and smoke detectors: There is no smoking allowed in our cabins. If we find evidence of smoking inside any of our properties, you will be charged a \$250 cleaning fee. There are smoke detectors in all of our cabins, do not unplug or remove the batteries from them. There are also fire extinguishers in each cabin.

Campfires: Our cabins have access to fire rings and there is firewood for sale at our office. We enforce all local burn bans. Do not throw trash in the fire ring. **Use of fireworks is prohibited.**

TERMINATION. If the Guest or any member of the party violates any terms of this agreement the Owner may, at the Owner's sole discretion, terminate this contract with no refund. The Owner may enter the property and remove Guest, the members of the party, and their belongings.

Check-out Procedures: Upon departure guests are required to leave the property in the same general condition as was when they arrived. If additional cleaning is required, an excessive cleaning fee (min. \$100) will be charged to your credit card. The following items must be complied with before check out:

1. Dishes, pots, pans, silverware and utensils should be washed and put away.
2. Stove, oven, microwave and kitchen appliances are clean.
3. Windows and doors closed. All lights turned off to conserve energy.
4. All garbage, including bottles and cans, bagged and placed in dumpster located by the road west of the office.
5. All contents in refrigerator must be removed.
6. Property left neat and in order. Use vacuum provided.
7. Fire rings should be free of trash and not left burning – if used.
8. Keys should be left on the kitchen table and the door unlocked
9. **Report any problems or damages immediately.**

This property is privately owned. The renter accepts renting privileges with the understanding the he/she does hereby release Two Rivers Motel and Cabins, its officers and employees of all liability for loss or damage to property and injury, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered renters arising out of the use of the resort facilities.

I acknowledge and confirm that I have read and agree to all conditions on this rental agreement.

Signed: _____

Dated: _____

Reservation Information

Cabin : **Name:**

Arrival Date: **(3:00 PM Check In)** **Departure Date:** **(10:00 AM Check Out Promptly)**

Total Nights:

Number of guests: Adults: **Children:** **Pets:**

A Credit Card must be supplied for a security deposit. We will not charge your card unless necessary and you will be notified.

Two Rivers Motel and Cabins

2920 Old M28

Trout Creek, MI 49967

www.tworiversmotelandcabins.com

Email: tworiversmotelandcabins@gmail.com

When we started renting cabins we had no rental agreement. As time passed and things happened the rental agreement got started and continues to grow. We make every effort to keep things as simple as possible. Unfortunately, some things need to be spelled out and so the rental agreement is necessary. There is no substitute for common sense. So even if something is not detailed here, if you have doubts, please give us a call. Thanks for understanding.

**** Rental Agreements are subject to being updated at any time.** (and almost certainly will have to be...)**