

Two Rivers Motel and Cabins - Cabin Rental Agreement

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

Check-In Procedures: Please come to the office and register when you arrive. At this time, we will verify the number in your party and ask for vehicle information. You will be required to have a credit card number on file for your security deposit and incidentals - we will store your credit card information in a PCI compliant location..

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. The renter also agrees to allow management to store their credit card information in a PCI compliant location for appropriate use, as previously mentioned. **We will not charge your card unless necessary and you will be notified.**

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

Each cabin comes fully furnished including dishes, silverware, cookware, coffee maker, microwave and toilet paper. Guests must bring their own bedding and towels. If you rearrange furniture, please return it to the original position before checking out. Management reserves the right to change what is included in the cabins at any time. 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 will assume the damage or loss occurred during your occupancy and we will 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. **Report any problems or damages immediately.**

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 or additional fees if numbers exceed confirmed occupants listed. This is a violation of the rental agreement.

Pets: We are a pet friendly resort. There is a \$10 per/pet per day fee. Please keep your pet on a leash at all times and clean up after them. Please dispose of all animal waste in the dumpster. Pets are not allowed on furniture or beds unless you bring furniture covers. Do not leave pets unattended without being in a kennel. **Please leave aggressive and/or noisy pets at home.**

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 at all times.**

Check-out Procedures: Upon departure, guests are required to leave the property in the same general condition that it was when they arrived. If additional cleaning is required, an excessive cleaning fee (min. \$50) may be charged to the credit card on file. The following items must be complied with before check out:

1. Dishes, pots, pans, silverware and utensils need to be washed and put away.
2. Stove, oven, microwave, coffee maker, refrigerator and kitchen appliances have to be emptied, wiped down and cleaned.
3. All windows and doors need to be closed and locked.
4. All lights and the TV have been turned off to conserve energy.
5. All garbage, including bottles and cans, have been bagged and placed in the dumpster in front of the pole shed (located on the road, just past the office). If you don't know where it is, please ask.
6. All contents in the refrigerator must be removed.
7. Please leave the property neat and orderly. Please return all furniture to their original positions and use the vacuum cleaner provided.
8. Fire rings should be free of trash and not left burning – if used.
9. Keys can be left on the kitchen table and the door locked. You can also return the keys to the office if you would like.

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.

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, and agree that all members of my party agree to these conditions as well.

Signed: _____

Dated: _____

Reservation Information

Cabin :
Name:

Two Rivers Motel and Cabins
2920 Old M28

Trout Creek, MI 49967

www.tworiversmotelandcabins.com

Phone: (906) 852-3541

Email: tworiversmotelandcabins@gmail.com

We make every effort to keep things as simple as possible. Unfortunately, we have found that some things need to be spelled out, so this cabin rental agreement is necessary. There is no substitute for common sense, so even if something is not detailed here, if you have any doubt or questions, please reach out to us. Thanks for understanding.

**** Rental Agreements are subject updates at any time. ****

Revised 1/18/2021