

N O R T H P O R T P A R A D E S I A C O V E

Property Address: 13500 East Paradesia Road, Northport, MI 49670

Terms Effective for calendar years 2009 - 2010

RENTAL CONTRACT

Provided by Glenn & Kate VanOtteren



Inquiries:

2575 Tall Timber Ct SE, Grand Rapids, MI 49546 • lungdocgvo@aol.com • fax: 616.956.8952

www.northportparadesiacove.com

Short Term Rental Agreement

Tenant(s)

Name(s): _____

Phone #'s: primary _____ secondary _____

E-Mail: _____

Address: _____

Total people in renting party (Maximum number of people not to exceed 13): ____ Adults, ____ Children

Term

Check In Date: _____

Check In Time is after 3 PM.

Check Out Date: _____

Check Out Time is 10 AM.

Rent

Gross Rent: \$ _____ \$ 4,000 / Week Number of Weeks: _____

\$ 3,200 / Week (Off-season)

Security Deposit (refundable) \$ 250

Total Rental Payment: \$ _____

Deposit (25%) due with signed agreement to confirm reservation: \$ _____

Remit payment to Glenn or Kate VanOtteren, 2575 Tall Timber Ct SE, Grand Rapids, MI 49546

Remaining balance (75%) due six weeks prior to commencement of the rental: \$ _____ Due on: _____

Signatures

We agree to abide by the above terms and conditions:

Tenant: _____

Date: _____

Landlord: _____

Date: _____

Terms of the Agreement

1. Methods of payment: Northport Paradesia Cove accepts cash, personal checks, travelers' checks and pay pal payments (lungdocgvo@aol.com). The initial deposit is due within 10 days in order to hold the requested dates.
2. There will be NO pets of any kind - strictly enforced.
3. There will be absolutely NO smoking, either within the cottage or on the premises outside the house.
4. No more than 13 overnight guests are allowed. There will be no house parties. This house is for family vacations only.
5. The owner reserves the right to refuse rentals or discontinue occupancy if, in the opinion of the owner, the vacationer is detrimental to the property or in violation of this contract. This includes, but not limited to overcrowding, house parties, pets or smoking.
6. The tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners.
7. Subletting: This agreement shall not be assigned nor the premise sublet without the written consent of the owner or his agent.
8. Damages: Tenants will lawfully maintain this property in good condition, reasonable wear and tear expected, and agree to replace or pay for any loss, breakage or damage which is caused by this vacationer or anyone in this vacationer's group, to the entire satisfaction of the owner.
9. Grill Use: Absolutely NO use of the charcoal grill on porches or balconies. Use areas that are safe and away from the house.
10. Check In: The tenant understands that check-in time begins at 3 PM. This allows time to clean the house.
11. Check Out: The tenant agrees to vacate the premises by 10 AM. Please ensure you have packed up all your belongings, as we cannot be responsible for any items left behind.
12. An entry code will be provided to the tenant to allow keyless entry to the house. This combination will be provided to the tenant within a few days of the check-in date.
13. The tenants and tenants' guests shall hereby indemnify and hold harmless the landlord against any and all claims of personal injury or property damage or loss arising from the use of the premises regardless of the nature of the accident, injury or loss.
14. Accommodations: The house includes the following:
 - a. Four bedrooms, kitchen, dining room with table, great room with TV/stereo, loft area, children's media room with TV, laundry room with washer/dryer, large deck, 3 and 1/2 baths, outdoor shower and foot wash, and grill. Also included is a dishwasher, coffee maker, toaster, flatware and silverware.
 - i. Main level master bedroom; Queen bed and day bed. Handicap friendly amenities.
 - ii. Upper level master bedroom; Queen bed.
 - iii. Upper level bunk room; Queen bed, three (3) twin beds, and one (1) full bed.
 - iv. Upper level bonus room; Queen bed and baby crib.
15. Appliances: Appliances are not guaranteed, and refunds cannot be given for failure or breakdown. However, all repairs will be made as quickly as possible to ensure your enjoyment.
16. Air Conditioning: There is no air conditioning, but there is plenty of ventilation and several ceiling fans. A/C units are not allowed.
17. Telephone Use: Guests are welcome to use the telephone for local calls and national calls only. No international calls allowed.
18. Owner's personal items such as bedspreads, comforters, blankets and furniture are not to be taken to the beach.
19. Recreational Vehicles: No RV's are allowed on the property.
20. Locked Areas: Please do not attempt to gain entry into locked closets or spaces, as these areas are intended for the private use of the owner.
21. It is the tenant's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in or being around the lake and with use of recreational boats.
22. Property reserved sight unseen is represented by this owner as realistically as possible with regards to space, physical condition and comparisons, and it is agreed that it is the obligation of the tenant to abide by the terms of this contract.
23. The vacationer agrees that if, for any reason, the property reserved cannot be made available, the owner will give a refund equal to, but not to exceed the amount paid.
24. The vacationer agrees to supply their own linens unless other arrangements are made.
25. Cancellation: If cancellation is necessary, the reservation deposit will be fully refunded up to six weeks prior to the beginning of the rental period, or as long as the accommodations are re-rented for the same period. If the house is not re-rented and notification is less than six weeks, then the amount of the deposit paid will be forfeited.
26. Please complete both pages and sign the Agreement, and then mail it to the landlord's address as listed above. A photocopy of the original will be mailed back to you for your records.

I have read the terms of this contract, and understand and accept the terms as written.

Tenant: _____

Date: _____

Landlord: _____

Date: _____