

# Royal Stag Properties

## RENTAL RULES:

### *No Hunting*

### SMOKING

No smoking inside.

Smoking is allowed inside the screened in porch

Please collect all your butts and dispose of properly

### PETS

Please no pets on beds or furniture (Any sign of pets on the beds dry cleaning fees will be assessed)

Please pickup and properly dispose of all pet waste

### PARKING

Please park in designated areas

(Never park in the two track easement as that's our neighbors driveway)

No parking on septic field

No parking on any grass surfaces

### GENERAL HOUSE KEEPING

All food waste disposed of in the trash, septic tank disposal is sensitive

NO feminine products flushed down toilets

Please leave all wet or muddy gear (fishing/hiking/etc.) outside

Please properly extinguish all fires before leaving unattended

Please wash all your own dishes (dishwasher available) and return to cabin

Please turn off all lights when leaving the cabin.

Please take all perishable food items with you upon departure

Please turn off gas grill when done cooking

### WASTE

Please make sure to securely bag all trash and place bags in dumpster outside. Fees will be assessed for loose trash or littered grounds.

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## FIRES

Inside fireplace and outside burn barrel only

Please use designated kindling and firewood

NO wood harvesting on the property

\*This property is protected under a Conservation Easement and NO alterations to the landscape, trees, grasses, or any other habitat is allowed. By signing this document You are accepting all and any legal recourse and legal fees, or loss of rental that is pursued against the owner by any agency, including but not limited to The state, The township and the Conservancy for any violations you or your guests make during your stay.

## MAXIMUM OCCUPANCY

Ten (10) people unless otherwise approved by homeowner

## RENTAL RESTRICTIONS

Adult present at all times

NO unattended minors

## NOISE

Please keep your volume respectful of all neighbors and all passersby on the river corridor

Some of neighbors are full time residents and most have work during the week days

A good guide to respectful noise levels:

9 am – 7 pm normal levels - Have fun!

7 pm - 10 pm dinner time, start winding down

Extend the fun on the weekends (Friday & Saturday) until midnight

10 pm – 9 am whisper to silent during weekdays

First excessive noise complaint to authorities is your only warning

Second excessive noise complaint to authorities is an immediate termination of contract, immediate evacuation of the property and no refund.

Fireworks are not allowed. The property is surrounded by National Forest and other sensitive and protected lands. Fireworks are an immediate termination of contract, immediate evacuation from the property and no refund.

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No Dirt Bikes, Quads, Four Wheelers, and all other ORV/ATV vehicles are not allowed on property grounds, snow or whirlpool Road. Please head to designated areas provided by the state for those activities. If reported, a fine up to \$500 will be assessed.

## CHECK OUT POLICY

Please properly extinguish all fires before leaving

Please wash all your own dishes and return to cabinets

Please turn off all lights when leaving the cabin.

Please take all perishable food items with you upon departure

Please lock up and place key back in lock box

Penalty for late checkout \$250

## DISREPAIR

Please report anything in disrepair to us immediately, so that the maintenance team can have it fixed

### Damage/Excessive Damage/Theft

Anything outside of the above mentioned general policies, damage or theft will have a fee assessed by the owners, at their discretion, from the renter's refundable damage deposit.

Theft or damage over and above the \$1000 damage deposit, renters will pay for, as well as, any legal fees incurred by owners in pursuit of their loss. Any rental revenue lost due to time necessary to repair renters excessive damages shall also be paid to the owners by the guests.

All claims will be handled in the 86<sup>th</sup> district court in Grand Traverse County, MI.

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

It is also agreed that this document once signed, will cover all your future visits to any of our properties without additional signatures. It acts as a binding agreement for all your future visits.

Homeowner

Guest:

\_\_\_\_\_

\_\_\_\_\_

Name (print) \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay):

Phone # (during your Stay)

\_\_\_\_\_

\_\_\_\_\_

*All payments are non-refundable. They are transferrable to a new weeks stay, if changed 30 days before guests stay. If a scheduled week is cancelled within 30 days from our Guests stay, a \$500 fee will be assessed, for each week cancelled; balance goes towards a new weeks stay.*