

Classic on the Lake : Short Term Rental Agreement

THE BASIC STUFF:

I understand and agree that **this is a short-term rental.**

As such a stay is a short duration of two (2) to twenty-eight (28) nights.

There is no long-term rental agreement implied nor offered.

The rental property offered by Classic Value LLC, advertised and referred to as Classic on the Lake, offers an entire house stay, in good repair, with full kitchen, full bath, two bedrooms, deck, yard, designated fire pit, lake frontage, and two parking spaces. Garage use and access is currently seasonal. CHECK IN TIME: 5 P.M. (Direct booking 4 P.M.)

The home has been inspected and permitted for short term stays by Hamilton Township. As such, certain aspects of this rental property are required and non negotiable. Below are the highlights:

1. A copy of ordinances are provided in the rental. Please contact us with any questions.
2. Maximum occupancy is **6, but 4 adults is more comfortable.**
3. **Two parking spaces** are provided, please do not inhibit traffic or neighbors. If more parking is required, please make arrangements with us ahead of time, we do have auxiliary parking available nearby.
4. Safety devices may not be removed or tampered with. Smoke alarms, carbon monoxide alarms, and fire extinguishers are provided and must remain active and available at all times.
5. Property address is posted in the kitchen. Internet and WiFi is provided, but you must have a working phone for safety purposes during the entirety of your stay.
6. You must not infringe on the peace and enjoyment of the neighbors. If we receive a complaint: First time is a warning, Second time you will be asked to end your stay, and a refund is not required (but may be offered, at the owners discretion). We have great neighbors and a good working relationship with the community, and want to keep it that way for our own enjoyment.

This is a quiet, peaceful neighborhood. If that doesn't fit your purposes, we recommend finding a property better suited to your stay.

THE EXPECTED STUFF:

7. If something is damaged OR NEEDS REPAIRED, please fill out the Damage form ASAP and let us know. Missing items will be charged to you. A checklist of provided items is inventoried between each guest and left with your check in material.

If something is lost during your stay, please let us know.

If there is a work order request during your stay, please contact us to make arrangements.

If you have a complaint/suggestion, please fill out the feedback form.

****If there is an emergency; Call 911****

8. **THIS IS A NO-SMOKING ACCOMMODATION.** Professional cleaning cost for smoking (of any kind) will be passed on directly to you if we find this has been violated. The full cost of Professional Cleaning will be charged to your account.

9. When you are at the END OF YOUR STAY:

Check out time is 11am. (This is strictly enforced for us to have time to properly clean the home. If more than 30 minute delay in checking out, you will be charged a half day unless previously arranged.)

Ensure there is no water left running

Please leave windows and doors shut.

Please leave the kitchen clean & tidy, dishes washed, and fridge/freezer emptied or your belongings.

Please leave rooms tidy

Please leave wet towels in the tub, don't worry about the rest of the laundry, we've got it.

THE HEAVY STUFF: AS A GUEST, I UNDERSTAND THAT:

WATER, AND WATER ACTIVITIES, PRESENT AN INHERENT RISK, INCLUDING BUT NOT LIMITED TO DROWNING, HYPOTHERMIA, INJURY OR DEATH. THIS INCLUDES ICE AND COLD WATER ACTIVITIES IN COLD WEATHER. I UNDERSTAND THAT THERE IS NOT A FENCE, OR OTHER BARRIER BLOCKING THE WATER AND CARE MUST BE TAKEN. ALL CHILDREN MUST BE ATTENDED TO AT ALL TIMES AND ARE THE RESPONSIBILITY OF THE PARENT/GUARDIAN. IT IS THE GUEST(S) SOLE DISCRETION TO USE AVAILABLE WATERCRAFT, DOCK, AND WATER ACCESS. GUEST UNDERSTANDS RISKS AND TAKES SOLE RESPONSIBILITY FOR THE CHOICE TO TAKE PART IN ANY WATER/ICE ACTIVITY. USE OF PROVIDED LIFE VESTS IS NOT TO BE UNDERSTOOD AS NEGATING THE RISK.

GRILLS, FIRE PITS AND FIREPLACES PRESENT RISK INCLUDING BUT NOT LIMITED TO BURNS, SMOKE INHALATION, INJURY, OR DEATH AND MUST BE USED WITH CARE. THE ELECTION TO USE FIREPLACE AND FIRE PIT ARE AT THE SOLE DISCRETION OF THE GUEST AND THE GUEST TAKES SOLE RESPONSIBILITY FOR USE AND RISKS INVOLVED. ANY USE OF THE FIRE PIT AND FIREPLACE MUST BE USED IN ACCORDANCE WITH IT'S PURPOSE AND INTENT. CHILDREN MUST BE ATTENDED TO AT ALL TIMES AND ARE THE RESPONSIBILITY OF THE PARENT/GUARDIAN.

GUESTS OF THE DOCUMENTED GUEST(S) ARE THE RESPONSIBILITY OF THE DOCUMENTED GUESTS. DOCUMENTED GUESTS ASSUME RESPONSIBILITY TO INFORM THEIR GUESTS OF THE INHERENT RISKS OF VARIOUS ACTIVITIES AND THE SAME UNDERSTANDING ABOVE WILL GOVERN PARTICIPATION OF SUCH ACTIVITIES.

“By booking this property as a guest, I hereby assumes all risk of injury or harm as a result of the activities specified above and agree to release, indemnify, defend, and forever discharge and release from all liability, claims, demands, damages, costs, expenses, and causes of action due to death, injury, loss, or damage to the undersigned.”