

## RENTAL AGREEMENT

This Rental Agreement (the “*Agreement*”) is made by and between Mielke Cottage LLC (“*Homeowner*”) and \_\_\_\_\_ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

W5691 N Shore Dr.  
Shawano, WI 54166-1440

The property (as further described at <http://www.mielkecottage.com/amenities>) is furnished and includes full kitchen with dishwasher; 1 1/2 baths with a bathtub in the full bath; full-sized washer and dryer; gas grill connected to the natural gas line; two cable televisions and WiFi; screened-in wrap-around porch; private beach with dock; and a fireplace.

2. Rental Party: The rental party shall consist of Guest and the following persons:

---

---

---

3. Maximum Occupancy: The maximum number of guests is limited to 10 persons.

4. Term of the Lease. The lease begins at 2 p.m. on Saturday, \_\_\_\_\_ (the “*Check-in Date*”) and ends at 10 a.m. on the following Saturday, \_\_\_\_\_ (the “*Checkout Date*”).

5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

6. Access: Guest shall allow Homeowner or their agent access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

# Mielke Cottage

## 7. Rental Rate and Fees

- a. Deposit: A security deposit of \$200.00 is due at least 60 days prior to the Check-In Date. Payment of the deposit will secure the rental week.

The deposit is for security and shall be refunded within 30 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

- b. Rental Rate. Payment in full of the following fees shall be due within 60 days of the Check-in Date:

\$ 1500.00 per week x 1 weeks =	\$ 1500.00
Sales Tax (5.5%)	\$ 82.50
Room Tax (4.5%)	\$ 67.50
TOTAL Due	\$ 1650.00

8. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 90 days prior to the Check-in Date or if the Property is rented to another Rental Party for the Term of the Lease  
50% if cancelled 60 days prior to the Check-in Date

9. Payment: Acceptable payment methods are **personal check or cashier's check**.

Payment shall be made to

Mielke Cottage LLC  
3429 Deer Oak Circle  
Oviedo, FL 32766

I agree that all rental monies are non-refundable per cancellation policy above. I have acknowledge my rights to purchase travel insurance.

# Mielke Cottage

The Guest agrees to the terms of this Short Term Rental Agreement, as evidenced by the signature set forth below.

Signature \_\_\_\_\_

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

Phone # (during stay):

# Mielke Cottage

## Exhibit A

### RENTAL RULES

1. Smoking is NOT allowed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The unit is privately owned; the Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. PETS are permitted only with prior approval and the ***Pet Addendum*** must be completed. Any undisclosed pet will result in the forfeiture of the Deposit
7. Parking is limited to two vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.