

Short Term Rental Agreement

(Please Print Legibly in Ink)



Fill out and mail along with rental deposit check
and damage deposit check to:
Tim Cameron
409 Four Mile Post Rd
Huntsville, Al. 35802

This agreement is made this date of ____/____/____, between _____
(hereinafter called the Tenants) and Tim and Terri Cameron (hereinafter called the Landlord) concerning the short-term
rental of the property located at 3790 N. Lakeshore Drive, Ludington, MI 49431.

Tenants Phone (____) _____

Tenants Address _____

Total people in renting party: ____ (Adults: ____)(Children: ____) not to exceed six. The rental period begins at
3 pm on ____/____/____ and ends at 11 am on ____/____/____.

Total Rental Amount = (1 week rental amount) x (number of weeks you are renting): \$ _____

50% Rental Deposit check due with signed agreement: \$ _____

Balance of rental amount due three weeks before your rental start date: remainder of rental fee \$ _____ + sheet
rental fee (optional at \$10 a week per bed) \$ _____ = \$ _____

Also include a separate check for a \$400 Damage Deposit (not cashed and mailed back to you as long as there is no
damage, according to the Terms of the Agreement, and we haven't had any major problems).

Terms of the Agreement:

1. The Landlord has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. If the Tenants violate any of the terms of this agreement, the rental period will terminate immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
2. There is a long distance block on the telephone – use a calling card for long distance toll calls. Dial 911 for emergency medical and police service.
3. The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Tenants shall pay for maintenance and repairs if the premises are in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.
4. The Tenants shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the blue garbage container, you are allowed two extra garbage bags outside the blue garbage container. The garbage pick-up is once a week on Friday morning. Please move the container to the street on Thursday night or Friday morning.
5. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
6. No animals or pets of any kind allowed on the premises (call to discuss special arrangements).
7. The Tenants shall not sublet the property.

8. The Tenants shall have no more than 6 (six) persons reside or sleep on the premises.
9. The Tenants shall provide their own towels and washcloths. The Tenants shall provide their own sheets, or rent sheets for a fee of \$10.00 per bed per week (to pay the maid service). Tenants must put clean sheets on any bed used. There is a queen pillow-top mattress, two full size mattresses, and two twin mattresses. If renting sheets, please add the fee into the total amount due.
10. 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. Tenants will keep outdoor noise to a minimum after 10 pm.
11. There shall be no smoking inside the premises.
12. Landlord shall provide cups, knives, forks, spoons, dishes, and other items as commonly used by the Landlord's family. Toilet paper, soap, dish detergent, shampoos, and other consumables purchased by the Tenant. No reimbursement made for unused consumables left at the cottage, and the Tenant can use any consumables left behind.
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 use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss that the Landlord may maintain on the property does not cover personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests.
14. Rental Deposit amount is refundable up to 6 (six) weeks before the beginning of the rental period. After six weeks prior to the rental period the Landlord shall have the right to retain the initial Rental Deposit at the Landlord' discretion.
15. Tenants agree to pay all reasonable costs, attorney's fees and expenses made or incurred by Landlord enforcing this agreement.
16. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.
17. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions, work and family emergencies or other commitments.
18. Firearms legally owned and permitted allowed on the premises according to State and local laws.
19. Tenant agrees that Fireworks and other hazardous materials shall not be used on the property.
20. Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc.; shall cause termination of this agreement with no refund of rents or deposits.
21. Tenant agrees not to access the "owner's closet", even if unlocked, which contains cleaning supplies and chemicals that could be hazardous to children and adults. The owner's closet is located in the hallway.
22. Tenant advised the property contains a natural gas furnace, and tenant will seek help from management if the proper operation of such item is not fully understood.
23. The property has a fire extinguisher installed near the kitchen area. The fire extinguisher was fully charged at last inspection. It is the duty of the tenant to inform management immediately should the fire extinguisher become less than fully charged. Tenant agrees to use the fire extinguisher only for true emergencies.
24. The property has fire alarms installed and they are believed to function properly at the time of rental. Tenant will immediately notify Landlord if a fire alarm "chirps" or has a low battery condition.
25. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.

26. Tenant shall see to their own security while in the property by locking doors and windows when it is prudent to do so.

27. Valuable items left behind by tenant will be held, and every reasonable effort will be made to contact the tenant for return. Claim items in a period of 6 months, otherwise they become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

28. Cable TV is provided and the service level chosen by the Landlord. No refund of rents given for outages, content, lack of content or personal preferences with regard to cable TV service.

29. High-speed Internet service is provided as a convenience only and is not integral to the agreement. No refund of rents for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to Internet service.

Please print and sign two copies of this Agreement and mail to Tim & Terri at the following address:

Tim & Terri Cameron
409 Four Mile Post Rd
Huntsville, Al. 35802

Home Phone 256-970-0112
Cell 256-652-0908; Cell 256-631-5225
Terri's email: terri_cameron@bellsouth.net
Tim's email: tim.cameron@bellsouth.net

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ Date _____

Tenant _____ Date _____

Landlord _____ Date _____

Landlord _____ Date _____