

McNeil's on the Brule Rental Agreement

ADDRESS: 13478 McNeil's Landing Rd, Maple, WI 54854

CHECK-IN TIME is after 3 P.M. and **CHECKOUT** is 11 A.M.

NO SMOKING – There is no smoking allowed in the house or in the any of the out buildings.

PETS – No pets are allowed in the house nor the little house. There are no exceptions to this rule. Pick up after your pets.

DAMAGE / RESERVATION DEPOSIT - A reservation deposit of \$500 is required. Please make this payment by credit card at VRBO.com The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within seven (7) days of departure, provided the following provisions are met.

- No damage is done to McNeil's on the Brule or its contents, beyond normal wear and tear.
- No theft of McNeil's on the Brule property has occurred.
- Pets have not been allowed inside the house.
- All keys are left on the kitchen table and all windows and doors are left locked.
- No items are lost or damaged.
- The renter is not evicted by the owner, representative of the owner, or by local law enforcement.

PAYMENT – Payment for the Full Rent is required fourteen (14) days before arrival. Please make payments by credit card at VRBO.com The \$500 reservation deposit will be refunded within seven (7) days of departure, providing the aforementioned provisions are met.

CANCELLATIONS – A thirty (30) day notice is required for cancellations. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations made within fourteen (14) days of the arrival date, forfeit 50% of the reservation deposit. Early departure does not warrant any refund of rent.

~30 days (100% refund); 14 days (50% refund)

MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in. A \$1000 deposit is required for monthly renters. Monthly renters forfeit the deposit if cancellations are made less than sixty (60) days prior to check-in.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8) persons. An additional charge or \$25.00 per person per night for guests in addition to eight (8) will be assessed. Recreational Vehicles (RVs) will be assessed \$35/night regardless of number of guests in the household.

MINIMUM STAY – This property requires a two (2) night minimum stay. If a rental is taken for less than two (2) days, the guest will be charged the two-night rate.

NO DAILY HOUSEKEEPING SERVICE – Maid service is not included. Please bring an adequate number of fresh towels, bedding, pillows and linens. There is no laundry service available on-site and there only fitted sheets provided on the beds. No additional bedding, pillows, or towels are provided.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

ALCOHOL – No underage consumption of alcohol is allowed.

WATER AND SEPTIC – McNeil's on the Brule is on a well and holding tank system. DO NOT FLUSH anything other than toilet paper in the toilet. Do not let water run unnecessarily.

GARAGE – No cars or trucks are to be stored in the garage. The garage doors are to be kept closed and locked at all times.

GARBAGE – All garbage is to be kept inside at all times except when departing. Wildlife can smell garbage from long distances. Upon departure bag all garbage and put in the outdoor garbage containers.

DEPARTURE – All dishes are to be washed, dried and put away. All garbage is to be bagged and put in outdoor garbage containers. All windows and doors are to be locked when not in residence and upon departure.

STORM POLICY– In case of severe winter storm, owners reserves the right to determine whether road conditions are severe enough to make last minute cancellations.

McNeil's on the Brule is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners 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 premises.

McNeil's on the Brule mcneilsonthebrule@gmail.com