

Vacation Rental Agreement

The Northwoods At Its Finest! · South Turtle Lake, Winchester, WI 54557
(Vilas County)

Maximum 6 guests (Vilas County limit)	7-night minimum May–Oct: Sat to Sat	Check-in after 4 PM Checkout before 11 AM
\$500 deposit (refundable)	\$225 cleaning fee	\$250 per pet

This agreement is between **2103 Lake Street LLC** (“Owner”), acting through its member and authorized agent Darren Kalal, and the guest who signs below (“Guest”), the primary renter responsible for everyone in the party. It covers a direct booking of the whole home known as “The Northwoods At Its Finest!” on South Turtle Lake, Winchester, Wisconsin 54557 (the “Property”). The street address and keypad code are sent after the booking is confirmed.

Owner contact: **stay@turtlelakecabin.com**. Please read every section. By typing your name and checking “I agree”, you accept these terms for yourself and every member of your party.

1. Check-in, checkout and minimum stay

Check-in is after 4:00 PM. Checkout is before 11:00 AM (Central Time).

Self check-in with a door keypad. Owner sends the code before arrival.

Minimum stay is 7 consecutive nights, as required by Vilas County.

From May 1 through October 31, all stays run Saturday to Saturday: check-in and checkout are both on a Saturday. The rest of the year, any arrival day works as long as the stay is at least 7 nights.

Early check-in or late checkout only with Owner’s written approval.

2. Occupancy: maximum 6 guests

Maximum 6 guests. This is a Vilas County limit and there are no exceptions.

The home has more beds than the occupancy limit. Extra beds do not allow extra guests.

Day visitors who are not on this agreement need Owner's prior approval and may not stay overnight.

The primary renter must be **at least 25 years old** and must stay at the Property for the whole rental.

Children are welcome. Adults must supervise them at all times, especially near the lake, docks and stairs.

3. Rent, fees and payment

Rent: the nightly rent in Owner's written quote for your dates. Rates vary by season and day.

Cleaning fee: \$225.00 per stay.

Pet fee: \$250.00 per pet, per stay. It is non-refundable once the stay begins; before check-in it follows the cancellation schedule in section 5.

Security / damage deposit: \$500.00, collected with the first payment and refunded after checkout as described in section 4.

Payment schedule: 60% of rent and fees plus the \$500.00 deposit at booking. The remaining 40% is due 14 days before check-in. If you book within 14 days of check-in, everything is due at booking.

Payment method: Venmo. Owner sends the Venmo details with the quote.

If a payment is not received when due, Owner may cancel the booking under section 5.

4. Security / damage deposit

The \$500.00 deposit is refundable. Owner returns it within 14 days after checkout, minus documented charges for: damage beyond normal wear and tear, missing items, extra cleaning, the grill-cleaning charge (section 8), trash removal (section 9), undisclosed pets or guests, or any other breach of this agreement.

Owner will email an itemized list, with photos where possible, of anything deducted.

The deposit does not cap Guest's responsibility. Guest pays any damage or charges above \$500.00.

If a scheduled stay is cancelled before arrival, the \$500.00 deposit is refunded in full, no matter when the cancellation happens (section 5).

5. Cancellation

Refunds of rent and fees (rent, cleaning fee and pet fees) depend on how far ahead of the scheduled check-in date Guest cancels:

30 days or more before scheduled check-in: 100% refund of rent and fees received.

14 to 29 days before scheduled check-in: 50% refund of rent and fees received.

Less than 14 days before scheduled check-in: no refund of rent and fees received.

The \$500.00 security deposit is refunded in full on any cancellation before arrival, regardless of timing.

No refund for late arrival, early departure, or weather. Travel insurance is recommended.

If Owner must cancel (for example, the home becomes unusable), Guest receives a full refund of all amounts paid. Owner is not liable for other costs.

6. Pets

One dog under 50 lb is allowed with Owner's approval.

Two small dogs are allowed only with Owner's prior written approval. No other animals.

Every pet must be listed on this agreement. The pet fee is \$250.00 for each pet.

Pick up all dog waste right away. Bag it and put it in the kitchen trash bags, as described in section 9.

Guest is responsible for any damage or extra cleaning caused by a pet. Pets may not be left alone in the home. Pets must stay off beds and furniture.

An undisclosed pet is a breach of this agreement and may lead to extra charges or early termination (section 13).

7. House rules

No events or parties.

No smoking or vaping anywhere inside the home.

Quiet hours are 8:00 PM to 9:00 AM. Please respect the neighbors and the lake.

Parking for 3 to 4 vehicles. There is a circle drive for boat trailers. List every vehicle and trailer on this agreement.

Use the fire pit responsibly. Follow any Wisconsin DNR burning restrictions, and never leave a fire unattended.

Treat the home with care and respect. Report any damage or problem to Owner right away.

8. Grill

If you use the grill, you clean the grill. It is not the cleaner's job. If Owner has to clean it, Owner will charge **at least \$150.00**, taken from the deposit.

9. Trash and garbage

All trash, including dog waste bags, must be gathered into kitchen-size trash bags **before** it goes into the outside garbage bins. Never put loose trash in the outside bins.

One garbage pickup at the end of your stay is included. If your trash does not fit in the two bins, take the extra trash to the nearby dump before you leave.

10. Checkout list

Before you leave, please:

- Load and start the dishwasher.
- Strip any beds you used and gather the used towels.
- Start a load of laundry with the sheets and all bath and kitchen towels. Do not overfill the washer.
- Remove personal items and leftover food and drinks, and take out the trash (section 9).
- If you brought a pet, pick up all waste and put it in with the kitchen trash.
- Clean the grill if you used it (section 8).
- Turn off the lights, lock the doors, and leave by 11:00 AM.

11. Safety and disclosures

Security camera: there is one exterior security camera on the garage near the entry door. It faces the driveway and front sidewalk and stays on during your stay. There are no cameras inside the home.

Smoke and carbon monoxide alarms: each bedroom has a hard-wired smoke detector, and each floor has a combination smoke/carbon monoxide detector. They are all connected and have 10-year backup batteries. Never disable or cover an alarm. Report any alarm problem right away.

Lake and docks: the Property is on a lake, with two docks and a swim raft. There is no lifeguard. Watch children closely near the water.

Stairs: the home has stairs between levels and outside. Use the handrails and take care, especially with young children and older guests.

Water and swimming are at your own risk. Swimming, boating, fishing, using the docks or raft, and going on winter ice are entirely at the risk of Guest and the party. Owner makes no promise about lake depth, water quality, or ice conditions.

In an emergency, call 911 first, then notify Owner.

12. Liability, indemnity and damages

Guest and every member of the party use the Property, its contents, the lake, the docks and the raft at their own risk.

To the extent Wisconsin law allows, Guest releases Owner from claims for injury, illness, loss, or damage to people or belongings, except where caused by Owner's gross negligence or willful misconduct.

Guest agrees to defend, indemnify, and hold Owner harmless from claims, costs, and reasonable attorney fees arising from the acts or omissions of Guest, the party, visitors, or pets.

Owner is not responsible for lost, stolen, or forgotten belongings, or for vehicles, boats, or trailers left on the Property.

Owner is not responsible for interruptions to utilities, internet, or appliances that are beyond Owner's control. Owner will try to fix problems quickly, but no refund is owed for them.

Guest is responsible for all damage caused during the stay, beyond normal wear and tear, by Guest, the party, visitors, or pets.

13. Early termination for violations

Owner may end the rental and require everyone to leave, **with no refund**, if: more than 6 people stay, there is a party or event, someone smokes inside, there is an undisclosed or unapproved pet, there is illegal activity, there are repeated noise complaints, the Property is damaged on purpose, or Guest otherwise seriously breaks this agreement.

Owner may still deduct charges from the deposit.

14. Owner access

Owner's caretakers may come onto the outside of the Property to mow, shovel, or collect garbage. Owner or Owner's representative may enter the home for an emergency, or for repairs after giving notice.

15. Governing law and general terms

This agreement is governed by the laws of the State of Wisconsin. Any dispute will be heard in Vilas County, Wisconsin.

This agreement, Owner's written quote, and the house rules are the entire agreement. If any part is found unenforceable, the rest still applies.

Guest cannot sublet or assign this rental. This is a short-term vacation rental and does not create a residential tenancy.

Vilas County Tourist Rooming House license ASPR-BRAQ34.

Fill in and sign

Type in the boxes (or print and write clearly), check “I agree”, sign, and email the completed PDF to **stay@turtlelakecabin.com**.

Guest (primary renter, age 25 or older)

Full name

Mailing address

Email

Phone

Your stay

Arrival date (after 4 PM)

Departure date (before 11 AM)

Number of nights (7 minimum)

Number of guests (maximum 6)

Names of all adult guests

Pets

Number of pets (0, 1, or 2)

Breed(s)

Weight(s), lb

Vehicles and trailers

Make, model, color and plate of each vehicle, boat or trailer

--

Fee summary

Darren fills in the nightly rent from his quote.

Nightly rent from quote (\$)

--

Rent total (nights × nightly rent)

--

Cleaning fee

\$225.00

Pet fee (\$250 × number of pets)

--

Security / damage deposit (refundable)

\$500.00

TOTAL

--

Due at booking: 60% of rent and fees + \$500 deposit

--

Due 14 days before check-in: 40% of rent and fees

--

Signature

I agree

☐

I have read and agree to this Vacation Rental Agreement, including the maximum of 6 guests, the fees and deposit, the cancellation terms, the house rules, and the water and swimming at your own risk clause. I accept it for myself and every member of my party.

Type your full name as your signature

Date

Owner: 2103 Lake Street LLC, by Darren Kalal, Member/Authorized Agent

Owner signature

Date