

# Jacques Log Cabin Rental Agreement

This agreement, entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Jeff and Kari Jacques and \_\_\_\_\_, hereinafter called \_\_\_\_\_ (print or type names) respectively Lessor and Lessee.

WITNESSETH; That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of the Lessee, said Lessor does hereby demise and let unto the Lessee, and Lessee hires from Lessor for use as a residence those certain premises described as

Jacques Cabin located at 574 S. Derenzy Rd. Central Lake, MI 49622

for a tenancy commencing on the

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

at a weekly rental of \$600 dollars per week Or \$120 per day, (2 day minimum)

Please add a \$400 refundable cleaning/damage deposit to the total for weekly rentals or \$120 refundable cleaning/damage deposit to the total for daily rentals.

for a total rental of \$\_\_\_\_\_, of which the balance is payable two weeks in advance of the first scheduled day of occupancy.

20% of the total, calculated above, is due at time of booking to secure the rental date requested. The booking deposit cannot be refunded due to closing the availability of said dates if the lessee cancels the rental agreement.

*Examples, weekly rental (7days) \$600 + \$400 = total (\$1000). \$400 to be returned to lessee when no issues are noted as explained the cleaning/damage clause below. \$200 due to secure date requested, nonrefundable.*

*Daily rental (3 days) \$360 + \$120 = total (\$480). \$120 to be returned to lessee when no issues are noted as explained the cleaning/damage clause below. \$96 due to secure date requested, nonrefundable.*

CHECK IN TIME 3:00pm on the arrival day

CHECK OUT TIME 11:00am on the departure day

Items to note: explanations of policy and charges "legal mumbo".

\*The 20% deposit of the total due, is required in advance to reserve each week. When the deposit is received by the lessor, the booking will occur to reserve the date if available. This deposit is not refundable unless the date is canceled by the lessor in the event of any unforeseen problems arise.

\*A cleaning/damage deposit is required to be calculated into the total due. This deposit will be refunded if premises are left in clean condition, similar to arrival date and mailed to Lessee within 10 days of departure date. If cleaning expenses must be incurred by Lessor to restore the premises to the condition they were in at the time of Lessee's occupancy, the amount necessary for said restoration, which cannot exceed the deposit, will be deducted from the deposit and the balance, if any, will be returned to the lessee. If property damage occurs to an unacceptable degree, to be determined by the lessor, the amount necessary for said repair or replacement will be deducted from the damage deposit. If the damage amount exceeds the amount secured by the deposit, the lessee can and will be billed for the balance owed to correct the damage and or property loss incurred. To prevent accidental property loss from spoiling your vacation, please look into short term renters insurance, possibly already part of your home owner's policy.

It is further mutually agreed between the parties as follows:

- Lessee shall not violate any township or county ordinance or state laws in or about the premises.
- Lessee shall not sub-let the demised premises, or any part thereof, or assign this agreement without the written consent of the Lessor.
- Lessee, in case of fire, theft or any other damage resulting in property loss or destruction, shall give immediate notice to the Lessor.
- Lessee must not make any alterations or improvements to said premises, without written consent of Lessor.
- Lessee shall not violate any house or property rules set by lessor.
- If legal action takes place or must be instituted by Lessor, Lessee agrees to pay all costs, expenses and to pay all attorney's fees, as the court may affix.
- In the event of a cancellation by lessee, between the times the final payment has been made and the actual arrival date, the lessor will send you a refund minus the initial booking deposit.

Cooking utensils and kitchenware items are furnished and are to be cleaned prior to departure. Linens for bath and bedding are not furnished. Cleaning and paper supplies are stocked for convenience but are expected to be replaced if used in any amount.

Any other terms or special considerations discussed between lessor and lessee concerning the use of this premises can be added to this form by attachment or simply writing on the back side of the printed form. All information above is designed to ensure lessor and lessee enjoy a successful rental experience.

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Lessor

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Lessee (please sign and date)

## Welcome to Jacques Log Cabin

[www.jacqueslogcabin.com](http://www.jacqueslogcabin.com)

### **Renter's summary on how to schedule your stay**

**Step one-** look over the web site, read and understand the rental agreement. email us at [jacques.cabin@gmail.com](mailto:jacques.cabin@gmail.com) or call at 989-388-7347 if you have questions or need clarification.

**Step two-** Check the calendar on the reservations page and see if your date is available. Also email us to be sure the date is not pending for another customer.

**Step three-** Print, read and fill out the rental agreement and send a copy of it and a check for 20% of the total rental amount to:

Jeff or Kari Jacques  
364 W. Remick Rd.  
Riverdale Mi. 48877

When it is received we will update the web site calendar to show your reservation which will secure your date.

**Step four-** Send a check for the total rental balance due, for us to receive 2 weeks prior to your arrival date. In some cases we will mail keys along with some simple cabin facts if for some reason we cannot meet you there. Most of the time, we will plan to be there when you arrive.

**Step five-** for best results research the area and have a plan of things to do to make your stay in this great area fun and enjoyable.

**Step six-** Pack you stuff, don't forget bed linens and bathroom supplies, and see you at 3pm on the first day of your reservation.

Bed sizes: 1 queen bed, 1 queen fold down (futon), 1 single (top bunk) and all three pull out sofas are fulls and/or queens.

Don't forget extra stuff for the hot tub, suit, towels, etc.

Slippers are good to due to the hardwood floors can be cool.