

Rental Agreement
****Lundquist Realty & Vacation Rentals of Door County, LLC****
10553 Country Walk Drive Sister Bay, WI 54234
Phone #: 920-854-2368 Website: www.lundquistrealty.com

This confirms your rental of the unit you reserved for the period specified. Check-in time is 4:00 P.M. or later. **Check-out time is 10:00 A.M.** Failure to check out on time **WILL result in extra charge** if not specified and noted with Lundquist Realty & Vacation Rental of Door County, LLC, (hereinafter, "Lundquist", "we", "us" or "our"), prior to that day. **NO SMOKING ALLOWED at any property.** We reserve the right to refuse your rental or discontinue your occupancy if, in the opinion of this Agency, we see activity that is detrimental to the premises being rented. If maximum occupancy is exceeded, at our discretion, your rent may be forfeited and your reservation immediately terminated. **NO fireworks are allowed to be used on the property. Do not disturb your neighbors. No pets of any kind are allowed at non-dog friendly properties. A \$1,000 fee will be charged to the credit card on file for pets (including pet remnants) found at non-dog friendly properties.**

For Dog-Friendly Properties: Please read the attached Pet Property Instructions document which are incorporated into and made part of this Rental Agreement. By signing this Rental Agreement, you agree to abide by all rules within that document.

Rental units are to be left in good, clean condition. Please complete the Checkout List prior to your departure. **If you fail to follow complete the checkout list, you may be charged a \$150 cleaning fee.** In addition, all Posted House Rules must be followed.

In the event of **cancellation**, your deposit is only refundable if your cancelled dates are re-rented. **There will be no refunds for appliance, mechanical or plumbing failures, or for any unforeseen circumstances beyond our control or control of the property's owner.** We must be notified of any issues immediately. We will do our best to keep all systems in good working order. Any failures will be fixed as soon as possible. It is out of our control if a property becomes no longer available. If your reservation is affected, we will do our best to provide you with comparable rental options. If we are not able to, you will receive a full refund.

All blankets and pillows are provided for your convenience. **You will need to bring your own sheets, pillowcases, towels and wash clothes unless you are staying at a linen property. If staying in a linen property it will be noted on our website, and confirmed on your reservation confirmation. Please note, you will need to bring your own personal items such as toiletries, paper products, & garbage bags. There will be a starter or toilet paper, paper towel, soap and garbage bags for your convenience.**

Some rental units have phones for local calls. If any phone charges occur, you will be responsible for payment. Any charges incurred via the television (such as movie rentals, sporting event rentals, etc.) will be your responsibility to pay.

Our office hours are Monday – Friday from **9:00 A.M. to 4:30 P.M. (summer) and 9:30 A.M. to 4:00 P.M. (winter)**. If you are staying at a key pick-up property, please pick it up at our office. You may drop off your key at the same place when you check-out. **Failure to return a key, or if you lose a key, will result in a \$50 charge.** If you will be arriving late, please contact our office to arrange a late key pickup via our drop box. Renters are liable for all damages they cause that occur during their rental period. Repair or replacement of any property will be charged to the credit card on file. We must have a valid credit card on file no more than 4 months prior to your arrival.

The undersigned renter, on behalf of themselves and their guests, visitors, family members, insurers, representatives, trustees, heirs, shareholders, members, beneficiaries, subsidiaries, parent companies and employees hereby release, indemnify and hold harmless Lundquist, property owner and our employees, members, shareholders, family members, trustees, insurers, representatives, beneficiaries, subsidiaries, parent companies and successors in interest (collectively, "Released Parties") from and against all liability, loss, damage, expenses, including but not limited to attorney's fees, judgments or settlements, arising out of claims, suits or causes of action for damages or injuries to persons or property arising out of or in connection with the negligence, liability or misconduct of renter, guests or guests of renter's guests.

All rental units are privately owned by our clients and managed by Lundquist Realty & Vacation Rentals, LLC.

Please sign and mail or e-mail this form back with the balance due at least 2 weeks prior to arrival to our address. Call if you would like to make payment via credit card. *PLEASE, BRING A COPY OF YOUR DRIVER'S LICENSE FOR LAST MINUTE RESERVATIONS*

NOTICE: To make reservations in the same rental for next year, you must secure it by the end of your current year stay to tentatively guarantee your desired dates (owner dates may supersede renter dates). All rentals are subject to rate increases at any time. You are responsible for the increased amount. However if this occurs, you are able to cancel your reservation for a full refund and without penalty.

Date: _____

Renter (Please Print Name): _____

Renter Signature: _____

Unit Name _____ Rental Dates _____

PET PROPERTY INSTRUCTIONS

We understand that your pet is a part of your family, and we want you to have the option to continue vacationing with them. However, we do have basic rules for the ease of our cleaners, comfort of our owners & future guests. By signing our above Rental Agreement, you are agreeing to abide by the rules set forth in this document.

- You acknowledge and agree that neither Lundquist Realty & Vacation Rentals of Door County, LLC, nor the property owner are harborers or keepers of any dogs, as defined by chapter 174 of the Wisconsin Statutes, while they are at the property.
- Your pet must get along with other people and animals present on or near the property.
- No excessive barking.
- We prefer that your pet goes with you when you leave the property. If not, they must be crated.
- We do require your pets to be up to date on their flea and tick treatments.
- For safety purposes, please do not let any pets off their leashes or unattended on the property. Keep in mind we share our environment with lots of other critters; large and small.
- Please walk your pets in the grassy areas around the property & clean up any dog waste immediately. Please dispose of waste in the dumpster. If pet waste is found, you will be charged at \$50.00 cleaning fee.
- Pets are not allowed on the furniture or beds. We ask that you bring a familiar blanket or rug to place where the pet will lie. If they sleep with you, please remove our blankets, quilts or spreads and replace with your own bedding.
- We do require a credit card on file in case of any damage to the property, pet or non-pet related.

If your pet causes damage to the property, the cost of repairs and/or clean-up will be charged to your credit card. You are liable for the full amount of the damage.

We appreciate your cooperation. If there are any issues, please notify us immediately. We hope you and your pet have a wonderful experience with Lundquist Realty & Vacation Rentals of Door County, LLC.