

Jackrabbit Island Cabin Short Term Rental Agreement

This short-term rental agreement is made by and between James Cave (JIC Manager) and the party stated on this agreement (Guest) as of the date last set forth on this agreement. The JIC Manager and Guest hereby agree as follows:

Property to be Rented: *Guest will be renting Jackrabbit Island Cabin, a cabin on a 13-acre island in Big Bay on Lake Vermilion near Tower, MN.*

Maximum Occupancy: *The maximum number of guests is limited to 6 persons unless previously agreed upon. A fine of up to \$100 will be assessed for each additional person staying at Jackrabbit Island Cabin without previous approval from JIC Manager.*

Term of Rental: *The lease begins at NOON on Check-in Date and ends at NOON on the Checkout Date unless approved by JIC Manager.*

Rental Rules: *Guest agrees to abide by the Rental Rules (and other policies included in the guest binder) at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the rules at all times while at the property.*

Payment: *Guest may pay through VBRO or check sent directly to JIC Manager (Make arrangements with JIC Manager)*

Guest's deposit (50% of total amount due) is due within 12 hours of receipt of this rental agreement. Once deposit is received, Jackrabbit Island Cabin will be reserved for Guest for the agreed upon dates. Guest's final payment of is due no later than 14 days prior to check in date. If payment is not made on time the reservation will be canceled and Guest's deposit will not be refunded. If your dates of stay at Jackrabbit Island Cabin are within 15 days of reservation full payment will need to be made immediately.

Late Arrival: *Guest will not receive reimbursement from JIC Manager if Guest arrives to JIC late for any reason (including if poor weather prevents lake crossing).*

Early Departure: *Guest will not receive reimbursement from JIC Manager if Guest decides to leave Jackrabbit Island Cabin early for any reason.*

Transportation & Life Jackets: *Guests are responsible for own boat for transportation, fishing and/or water sports equipment, and personal life jackets.*

Damage Insurance: *It is understood that damage insurance purchased from JIC Manager covers minor & accidental damage (ripped screen, lost towel, broken paddle..). Damage insurance purchased from JIC Manager does not cover intentional and/or large-scale damage (hole in wall, broken dock, damage to boats, major damage to furniture..). If intentional and/or large-scale damage is done, Guest will be responsible for 100% of the replacement cost.*

Jackrabbit Island Cabin Short Term Rental Agreement, Con'd

Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in Jackrabbit Island Cabin, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the cabin.

Trash and Recycling: It is understood that *Guest* will take all trash and recycling off the island to dispose of.

Loss or Damage of Personal Property: Jackrabbit Island and Jackrabbit Island Cabin are privately owned; neither *JIC Owners* nor *JIC Manager* are not responsible for any accidents, injuries, or illness that occurs while on Jackrabbit Island and Jackrabbit Island Cabin or while transporting to or from Jackrabbit Island. Neither *JIC Owners* nor *JIC manager* are 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 premise.]

JIC Manager Access: Guest shall allow *JIC Manager* (or appointed workers) access to the property for purposes of repair and inspection. *JIC Manager* (or appointed workers) shall exercise this right of access in a reasonable manner.

Cancellation Policy:

If *Guest* cancels reservation **60 or more days** before first date of stay *JIC Manager* will refund 100% of *Guest's* total fee

If *Guest* cancels reservation between **30-59 days** before first date of stay *JIC Manager* will refund 80% of *Guest's* total fee

If *Guest* cancels reservation between **15-29 days** before first date of stay *JIC Manager* will refund 65% of *Guest's* total fee

If *Guest* cancels reservation between **7-14 days** before first date of stay *JIC Manager* will refund 50% of *Guest's* total fee.

If *Guest* cancels reservation between **0-6 days** before first date of stay *JIC Manager* will refund 0% of *Guest's* total fee.

By reserving rental dates and making the deposit Guest agrees to the terms of the above Rental Agreement.

Jackrabbit Island Cabin | Pet Agreement

It is hereby agreed by and between *JIC Manager* and *Guest* that *Guest* will be allowed to have the previously agreed upon pet(s) and no others on Jackrabbit Island. *Guest* has agreed upon the following terms and conditions of the rental agreement and this Pet Addendum.

Guest is responsible for cleaning up any/all pet refuse.

Pets are not allowed on furniture at any time.

All pets should be treated with a topical repellent and/or flea and tick collar prior and during *Guest's* stay on Jackrabbit Island Cabin.

Pet must not cause damage to premises or furnishings. If damages are caused by pets, *Guest* assumes responsibility for said damages.

JIC Manager assumes no responsibility for illness or injury that may incur to pets after or while on the premises.

The *Guest* shall be solely responsible for the pet while on the property.