

SHORT-TERM RENTAL TERMS AND CONDITIONS

Reservation/Payments: To confirm your reservation, we require 25% of the total amount due. The balance of your payment will be due 30 days prior to your arrival. Payments can be made by check or credit card. Upon receipt of the second payment we will email your check in instructions.

Sales Tax/Room Tax: 5.5% Wisconsin sale tax + 4.0% town room tax fee will be applied to final payment.

Early Departure: The guest is responsible for payment of all nights' reserved.

Security Deposit: A valid credit card is required. We will verify your card, but will not charge anything unless the rental unit has been damaged or has not been left in expected condition, as outlined in the rental agreement. If we need to charge your credit card for any damages a service fee for credit card processing will also be added.

Rentals: All rentals are shown as is on the website and there are no refunds. Please ask any questions about the property ahead of your stay. All amenities are listed on each rental's webpage or will be provided via email upon a reservation.

Emergencies & Office Hours: Rental Property Solutions of WI, LLC. can be reached between 8:00 a.m. – 4:00 p.m. Monday thru Friday. For after hours emergencies please call 715-5251722.

Consumables: We provide a starter supply of certain consumable items (example: one roll of toilet paper per bathroom, one roll of paper towels, and one liquid soap per bathroom.) This merely a starter supply for your arrival. All dish soap, laundry soap, additional toilet paper, soap, shampoo, additional garbage bags, firewood etc. is the renters' responsibility.

Early Check In/Late Check Out: Changes to Check in/Check out times are not permitted during the peak rental season. If you desire an early arrival any other time of the year please contact Rental Property Solutions of WI, LLC no sooner than seven days prior to your check in date.

Smoking: All rental properties prohibit smoking. If it is determined that there was smoking in the property the renter will be liable for all associated professional cleaning costs.

Pets: All rental properties prohibit pets, unless otherwise stated. If a pet is found at a non-pet friendly rental you will be evicted immediately with no refund. This includes any pets in the property from visitors that you may have. If a pet is found in a pet friendly rental in which the \$125 pet fee was not paid you will be charged \$250 for each pet. If you are staying at a pet friendly property with a pet, the following rules/regulations must be followed:

\$125 pet fee to be paid with final payment.

No pets can be left outside without supervision and must be on a leash at all times.

All pet droppings must be removed prior to departure.

During your stay, please kennel any pets you are leaving behind when away from the property.

Excessive barking is not permitted as it disrupts neighbors and others. Persistent barking may result in eviction or the requirement of the boarding the dog(s).

No pets on furniture.

Pets are required to stay within the property of the rental.

Grills: If a grill is provided, renter is responsible for clean-up of grill & grill utensils.

For gas grills: If propane tank is empty, renter should refill it, notify Rental Property Solutions during office hours, and leave receipt at the property for Rental Property Solutions to reimburse.

For charcoal grills: Renter is responsible for providing charcoal. Please use caution when grilling.

Maximum Occupancy: You must abide by the stated capacity of the house/cottage/condo at all times. Tents, campers, or motor homes are not permitted on the premises unless indicated otherwise on property's website. Any violation may result in eviction without reimbursement.

Keys: There will be a \$25 charge for any lost keys. All units will have two keys provided and it is expected that both keys are left upon departure. One key will be in the lock box and one on the counter or in the welcome binder. In the event there is only one key at the property please contact the office during office hours. If you lock yourself out there is a \$50 lock out fee.

Repairs: All repairs and maintenance problems that may occur will be corrected as soon as possible. There are no reimbursements for minor problems or repairs that are fixed in a timely fashion.

Cable/Satellite, Internet, Air Conditioning, and any other amenities: Such amenities are not provided unless stated on the individual property web page. (If internet is provided at your property, please note that numerous units may share the connection.) Please be respectful of heat, A/C, internet, etc.

Towels: Some units provide towels, some do not. Please check the property listing or check with Rental Property Solutions of WI, LLC to verify if towels are provided. Beach towels are not provided. Guests may not take bath towels out of the rental unit. Lost or damaged towels will be deducted from the security deposit. Inventory of the towels will be taken upon your departure.

Linens: All units provide linens.

Cleaning/Maintenance Fees: When minimum nightly/weekly rates are met, the rental rates include cleaning before and after the renters' stay.

Disturbance: Please respect the rights of your neighbors and respect the rules and standards of the development where the unit is located. Please keep outdoor noise minimal after 10 pm and before 8 am for respect to the neighbors and to abide by municipality rules. Multiple late night complaints from others will result in eviction. Non-adherence to this may result in eviction.

Damage: You are responsible for missing or damaged items. If this situation shall arise, a deduction will be withdrawn from your security deposit/credit card. To avoid charges for prior damages, report any problems to management the day you check in.

Parking: Park only in designated areas for your unit. Please do NOT park on the lawn.

During Your Stay: Your vacation home should be in the best condition possible upon arrival. If you find any problem's please notify our office immediately. We will make every effort to remedy the situation as soon as possible.

During your stay... Please...

NO feminine products are to be flushed in the toilets at any time! Many homes in the area have a septic system that cannot process anything other than toilet paper; please assume anything other than toilet paper is foreign to the system. Failure to comply could incur the actual cost of plumber and repair.

NO outdoor fires are permitted unless there is a designated fire pit. Failure to comply will result in all renters' immediate departure, without refund. Renter is responsible for any fines from Local/State Authorities. (please check properties webpage to see if there is a fire pit or not for outdoor fires) and no fires of any kind will be allowed when there is a fire danger posted in the town.

NO firearms or fireworks are permitted at any time. Failure to comply will result in all renters' immediate departure, without refund. Renter is responsible for any fines from Local/State Authorities.

Check In/Check Out: The Check-in/Check-out time may differ by property. We regret that we must impose a \$100 per hour late departure fee for every hour after prescribed check out time. Cleaning services will prepare the unit for the next guest(s). There will be a cleaning charge if the unit is left excessively dirty.

All garbage and/or recyclables are to be placed in receptacles located outside of each unit (or as stated in Welcome Binder at property). In the event that upon departure the garbage receptacles are full, leave remaining garbage sealed in trash containers inside the rental unit. Do NOT leave garbage bags outside under ANY circumstance. If any garbage is left outside and is required to be cleaned up, there will be a \$50 charge to your credit card.

If your unit allows pets, all droppings must be removed. Failure to do so will result in a \$50 charge to your credit card.

All dishes must be cleaned and stored in their proper place. Failure to clean dishes will result in a \$50 charge to your credit card.

Upon departure, please turn off lights, TVs, and appliances (except the dryer for towels). Return heat/AC to setting found upon arrival. Please lock all doors and leave one key in the binder. Be sure you have all your food out of the refrigerator & cupboards.

Accidents: Guest expressly agrees to indemnify and hold harmless Rental Property Solutions of WI, LLC and property owners from any accidents, injuries, losses and/or damages to guests while on the property; including in the water, docks, shoreline, fire pits, or any other part of adjacent part of the property. This also includes any use of Owners of Guests own boats, kayaks, canoes, rafts, bicycles, etc., that are provided for the tenants use.

Tenants recognize and acknowledge that there are certain dangers and risks of physical injury while swimming, boating or being near/on the water. Tenants voluntarily agree to assume the full risk of any and all injuries, damages or loss, regardless of severity, that Tenant, Tenants family or Tenants guests may sustain as a result of using the property, piers, etc. Tenants further agree to waive and relinquish all claims Tenant, Tenants family and Tenants guests may have as a result of using property against the owner and/or Rental Property Solutions of WI, LLC.

I understand that my rental agreement expires at check out on the last day of my stay. I will check out, remove all my possessions and vacate the premises unless specific arrangements have been made with management. Rental Property Solutions of WI, LLC and/or the owners of the units are not responsible for any items left behind. I understand that if I leave early for any reason I am NOT entitled to a refund.

I have read, and I agree to abide by these rules. I understand that violating these rules may result in eviction with no refund. I understand the cost of extraordinary cleaning, garbage removal, phone charges, missing items, and damages may be deducted from my security deposit or charged to my credit card. I hereby authorize Rental Property Solutions of WI, LLC to keep my security deposit and/or charge my credit card for these violations. I have read and understand the rental agreement.

PLEASE RETURN A SIGNED COPY OF THIS AGREEMENT BELOW

Electronic signature

(Renter) Click & move mouse over area to create signature