



SHORT TERM RENTAL AGREEMENT

Weekly/Weekend Rental Agreement

This agreement is made between UpNorth Home Accents LLC, hereinafter "Management", and Applicant, hereinafter "Renter". Management agrees to rent to Renter the selected property "**Little Bear Lake Cabin**" (hereinafter referred to as "rental"), under the following conditions:

Term: This agreement shall commence on _____ and terminate on _____. A weekly rental term shall be for seven days, beginning 3:00 p.m. on commence date and ending at 11:00 a.m. on the terminate date. A weekend rental term shall be from 3:00 p.m. on Friday through 6:00 p.m. on Sunday.

Deposit: A nonrefundable, 50 percent deposit will be required with signed contract to hold the rental property for the dates requested in the Application. Management will acknowledge receipt of the deposit by signing this contract and providing a receipt for the deposit.

Rent: Balance of rent is payable 14 days in advance of occupancy and can be paid by cashiers/registered check, personal/business check or money order. A receipt for this payment will be issued after payment has been received.

Damage Deposit: *(Note: Damage deposit is waived for weekend rentals for groups of (4) or less guests)* A refundable \$150 deposit will be required 14 days in advance of occupancy, which will protect owner against damage or theft to the property. Deposit will be returned 14 days after renters vacate property if unit is not damaged and no theft has occurred. Deposit may be applied by Management to satisfy damage repairs caused by renter or to replace stolen items and such act shall not prevent Management from claiming damages in excess of the deposit. Management will provide an itemized list of any damages within 45 days follow termination of this lease or management is liable for double amount of deposit retained.

Hold Over: Renter shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

Sublet: Renter may not sublet residence or assign this rental agreement without written consent of Management.

Fire and Casualty: If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages.

Right of Access: Management shall have the right of access to rental for repair and maintenance during reasonable hours. In the event of an emergency, Management may enter at any time to protect life and prevent damage to the property.

Use: Rental shall be used so as to comply with state, county, and municipal laws and ordinances. Renter shall not use rental or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other resident's quiet enjoyment of their residence. Any misuse described above shall result in termination of Rental Agreement and no refund of any payments will be issued. Quiet hours, between midnight and 8 a.m. must be respected.

Property Loss: Management shall not be liable for damage to renter's property of any type, for any reason or cause whatsoever.

Pets: Small Pets are allowed at this property. Management must be informed of any pets which will be on premises before occupancy.

Indemnification: Renter releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of (a) Renter's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about rental or premises to renter's invitees or licensees or such person's property; (c) Renter's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against renter as a result of renter's action.

Entire Agreement: This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

Failure of Management to Act: Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

I have read the foregoing agreement and agree with its terms.

Renter/Applicant: _____

Dated: _____

Drivers' License Number: _____

UpNorth Home Accents: _____

Dated: _____