



## CABIN RENTAL AGREEMENT FORM

\*Please read the following form in its entirety and complete the form on the last page.\*

\*This must be completed and returned with a copy of the primary renter's driver's license for proof of age before your reservation is considered confirmed.\*

Simpler Times Cabin LLC  
E25270 Old US 2  
Watersmeet, MI 49969  
1-877-538-2788  
www.simplertimescabin.com

### Cabin Rental Policy and Agreement

Simpler Times Cabin, LLC serves as the agent and representative of the owner of this cabin in our vacation home program, and is acting at all times, in and for the best interests of the owners. Simpler Times Cabin, LLC agrees to rent owner's property according to contract and lease said property(s) to guest(s) per this contract. In return the guest agrees to pay all fees timely and in the manner accepted in this contract, abide by all house rules and governmental laws, and guests agrees not to re-let property or assign other rental rights with out prior written approval of Simpler Times Cabin, LLC. The guest acknowledges that failure to abide by any portion of this contract constitutes a breach of this contract.

#### 1.) RESERVATION & PAYMENT REQUIREMENTS.

- A security deposit is not required at time of reservation. Simpler Times Cabin, LLC is acting in good faith that Guest(s) will take care of the cabin as if it were their own. A 50% deposit of the total rental fee is required at the time of reservation through the VRBO.com reservation system.
- A major credit card (MasterCard, Visa or Discover) is the preferred form of payment but eChecks can be used for payment through the VRBO.com as well.
- The reservation balance is due 15 days prior to arrival unless other options are prearranged. If guest desires to pay the balance by a means other than those listed, please notify Simpler Times, LLC at time of booking. Simpler Times Cabin, LLC will accept bank checks drawn on US Banks, Money Order, Personal/Business checks no later than 30 days prior to arrival.
- Reservations made within 15 days of arrival require the balance to be paid in full at time of the reservation request.

#### PAYMENT OPTIONS.

- Major Credit Cards and Debit Cards (MasterCard, Visa, Discover),
- Personal/Cashier's Checks/Money Order drawn on major US Banks through VRBO.com
- Personal/Business Checks drawn on major US Banks if received 30 days prior to arrival

2.) MINIMUM AGE REQUIREMENT: At least one guest must be 25 years or older. Proof of age will be required in the form of a copy of a current driver's license at the time of confirmation. Social security numbers and driver's license numbers may be blacked out to protect personal information.

3.) PROPERTY DAMAGE/RULES: Primary rental guest acknowledges and understands that he/she is financially responsible for any and all property damage that may occur during the stated rental period which can reasonably be attributed to the rental party's negligence or abuse. Guest grants Agent express permission to bill all accumulated charges due including additional rental fees, ancillary charges, or to cover any damage and/or additional cleaning charges generated during the rental period, as set out in this agreement. Guest agrees to read all and abide by all of the documents and signage provided in the cabin.

4.) GUEST COUNT: Guest agrees that the premises shall be occupied by no more than the number of people paid for and stated herein. Overnight occupancy is limited to registered guests only. Occupancy by more than the stated number of guests will result in the termination of the rental and the forfeiture of all rental fees, and deposits. Please notify Simpler Times Cabin, LLC at least 48 hours prior to arrival if your guests count changes.

5.) DISPUTES: This Agreement shall be governed by and interpreted in accordance with the laws of the State of Michigan, and shall be treated as though it were executed in the County of Gogebic, State of Michigan. Any action relating to this Agreement shall be instituted and prosecuted only in the Gogebic County Court, Michigan. Guest(s) specifically consent to such jurisdiction and to extraterritorial service of process.

6.) CHECKS: All checks for payment must be received no later than 30 days prior to the stated arrival date. A \$35.00 service charge will be incurred for all returned checks.

7.) CHECK-IN/CHECK-OUT TIME AND PROCEDURES: Guest acknowledges and understands that check-in time is 3:00 PM and checkout time is 10:00 AM on the dates stated in the rental period. Guest agrees that an unapproved late checkout will be assessed an amount equal to one-half the nightly rental fee for each 30 minute period past 10:00 AM. Simpler Times Cabin, LLC will try to accommodate all late check-out requests but cannot guarantee that a late check-out will be available.

- All trash and litter should be bagged and placed in the outside garbage cans.
- Wash, dry and put away all the dishes, pots, pans, and kitchen utensils.
- Set heat to 55 degrees in the winter season, off in summer.
- Turn off all fans and accessory appliances other than refrigerator.
- Lock all windows and doors, including placing burglar bar behind sliding glass door.

8.) ALCOHOLIC BEVERAGES: The renter(s) agrees to abide by state law prohibiting the consumption of alcohol on the cabin property by minors. Furthermore, guest(s) agrees to not allow glass containers outside of the cabin.

9.) CABIN DESCRIPTION AND RATES: We have made every effort to ensure that all the information on Simpler Times Cabin, LLC website is current and accurate. The possibility of errors and omissions does exist. Rates, furnishings, fees and taxes are subject to change without notice. Rates are found on our website at [www.simplertimescabin.com](http://www.simplertimescabin.com) or our [VRBO.com](http://VRBO.com) reservation center. These rates are based on a 6 person occupancy. Minimum night requirements may vary and are included online. Simpler Times Cabin, LLC reserves the right to discount prices for any reason to include but not limited to large groups, extended stays, season, or association/affiliations.

10.) CABIN FURNISHINGS, DECOR & EQUIPMENT: This cabin is privately owned with furnishings and equipment provided by the cabin owner. Moving of furniture or re-arranging of pre-wired home electronic equipment is prohibited. Decor, style, color and themes are subject to change without notice. The guard rail for the upper bunk must be used at all times. Simpler Times Cabin, LLC will not be held responsible for any injury caused by falling from bed. Minors are not allowed to use the upper bunk. Several of the decorations are antiques and they are real. Do not touch or attempt to use such items as antique hunting traps, etc as serious injury or illness (such as tetanus) can occur! Simpler Times Cabin, LLC will not be held responsible for any injury or illness caused by handling decor. Open flames and candles (other than battery operated candles) are not allowed in Simpler Times Cabin. **PETS ARE NOT ALLOWED ON FURNITURE OR BEDS.** If excessive pet hair or soiling is noted on beds or furniture, guest will be billed \$100/area clean up fee.

11.) PROXIMITY TO WATER: Simpler Times Cabin is located along the Middle Branch of the Ontonagan River. It is imperative that minors are not left unsupervised near the water and that all persons should wear the provided life vests located in the deck box when in or near the water. It is imperative that guests that have consumed alcohol do not approach the water. There is **NO LIFEGUARD** on duty. Use of the canoe or other water devices is allowed but is not considered part of the rental and is strictly at the guest's own risk.

12.) CODED LOCK/KEYS: Simpler Times Cabin is equipped with a coded lock on the front door so that no keys are needed. The code is unique for each Guest and is changed after each stay. There is also a key available in the case of a lock malfunction. Please contact Simpler Times Cabin, LLC at 1-877-538-2788 for key information in this case. Guests are financially responsible for lost keys or unnecessary recoding. The property will be re-keyed in the event the keys are lost, misplaced or not returned.

13.) LINENS: Guests are provided with an initial supply of paper products, etc. for your convenience. The cabin is supplied with linens, towels, blankets and pillows. These items are not changed during your stay. Children that wet the bed are **NOT** allowed at Simpler Times Cabin. Should any mattress or linens found to be abnormally soiled (such as in the case of bedwetting children), or any manner that results in the need to replace said items, Guest agrees to be billed and pay for replacement items.

14.) REFUNDS: Rate Adjustments are not made for inconvenience due to construction noise, road repairs, early departures, delayed arrivals or reducing the number of nights reserved with less than 15 days notice, unless otherwise stated in this contract or subsequently agreed to in writing by legal addendum. No refunds or reschedules are permitted due to inclement weather.

15.) REPAIRS / SERVICE CALLS: Simpler Times Cabin, LLC cannot guarantee against mechanical failure of heating, TV, Satellite Receivers, VCR/DVD players or other appliances. Promptly report any equipment that is not operating properly. Simpler Times Cabin, LLC will make every effort to resolve the problem as reasonably soon as possible. Should a repairperson make a call to a cabin and find the equipment in working order and the problem was due to Guest(s) oversight or neglect, the charge for the service will be billed to the Guest(s). All normal maintenance repairs must be reported to Simpler Times Cabin, LLC between 9 AM and 5 PM. Emergency Repair items (heating, water, etc.) may be reported 24 hours a day to 708-867-7944 or 1-877-538-2788. Guest(s) understand and agrees to allow Simpler Times Cabin, LLC or repair personnel immediate access to the cabin for the purpose of making repairs.

16.) FIREPLACE/FIRE PIT/WOOD STOVE/GRILL: Wood has been provided for the use of our guests in the fireplace and fire pit. Unless the guest is 100% proficient with the use of a wood stove, the wood stove is NOT to be used. Improper use of the wood stove can result in a structure fire! Fires must always be kept small and controlled with no more than three pieces of wood at a time. \*A fire extinguisher is provided under the kitchen sink.\* Guests are required to check with the local authorities to see if outdoor fires are permitted at any given times as determined by the current local fire risk. If the fire risk is rated as "high", "red" or greater, no fires are permitted per Simpler Times Cabin, LLC. Open flames candles are NOT allowed at Simpler Times Cabin. The cabin is equipped with a wood burning fireplace. Firewood is provided in the wood shed next to the garage and is also available at several locations for purchase in town. Wood burning fireplaces do not have a gas starter. If you are not proficient at starting a fire without one, you might want to bring small "Duraflame" type logs or "fire starters". Limit to three (3) pieces of firewood in wood burning fireplaces at a time to prevent fire hazards. ABSOLUTELY NO LIQUID ACCELERANT IS ALLOWED! THIS IS A SAFETY ISSUE. All grills use propane gas for cooking. Do not put charcoal is a gas grill. Any guest using the propane gas grill must clean it thoroughly after each use. Please note that this is a requirement, not a request! There are bear in the area that will damage said grills if left uncleaned overnight. Should the grill become damaged by wildlife due to failure of the guest to clean after use, guest will be billed for any damage charges.

17.) TAXES AND FEES: By law, Simpler Times Cabin, LLC collects state and/or county tax on cabin fees, additional guest fees, and pet fees. There is no additional cleaning fee for the cabin. This does not include any additional fees due to the guest(s) failure to comply with the house rules or clean up of damaged items, cigarette butts, etc.

18.) TELEPHONE CALLS: The cabin is equipped with a telephone. All long distance calls are to be placed by credit card, 800 numbers, or calling card. Any long distance calls not placed in this manner will be billed back to the Guest on along with a \$25 service fee per call. Calling cards are available for purchase at the gas station in Watersmeet.

19.) TERMINATIONS BY OWNER/SUBSTITUTIONS: Simpler Times Cabin, LLC strives to comply with your reservation requests. The guest agrees to hold harmless the owner or Simpler Times Cabin, LLC for events beyond their control which may interfere with the guest's visit. This may include but not limited to Acts of God, acts of Governmental agencies, fire, war, inclement weather and construction noise. The guest agrees Simpler Times Cabin, LLC and/or owner is not obligated to rebate or refund any fee in these circumstances. Simpler Times Cabin, LLC will give as reasonable amount of notice as possible so other arrangements can be made.

20.) DAMAGE TO HOME/DECOR/FURNISHINGS: Rental guests are solely responsible for damage(s) to the home, decor, equipment, and/or furnishings or removal of said items during the reservation period caused by any member of their party regardless of whether the member(s) is duly authorized (i.e. unauthorized guest or pet) by the reservation invoice. All items are inspected and inventoried prior to and immediately following each rental. Any missing or damaged item will be billed to the Guest.

21.) HOUSE PARTIES ARE NOT ALLOWED: Rental guests understand that Simpler Times Cabin, LLC will accept responsible adults over the age of 25 only. Minors and those under the age of 25 are the responsibility of the Guest over the age of 25 making the reservation. Guest(s) agree that no more than the number of persons listed on the reservation agreement shall occupy the premises without prior written approval. If the unit is found to be occupied overnight by more than the approved number of guests or a house party is found, this will be grounds for immediate eviction with no refund. Guests shall not disturb or offend any neighbors, create loud or obnoxious noises, or use fireworks of any kind in accordance with State of Michigan and Gogebic County laws.

Simpler Times Cabin, LLC reserves the right to refuse service to anyone. All rental cabins are leased without regard to race, color, religion, sex, sexual orientation, national origin or handicap. Please note, there is one 6-inch step at the front door as well as a threshold that our guests in wheelchairs will need to be able to navigate. The bathroom is not equipped with rails, etc for our handicapped guests. Should you be in need of these items, we can gladly refer you to other lodging in the area that offers complete handicap access.

22.) USE OF ATVs: Personal ATV's may be used on the driveway in order to access the trail with which it crosses but not on the yard/grass areas.

23.) EARLY DEPARTURE/LATE ARRIVAL POLICY: No refunds will be made for early departures or delayed arrivals. No refunds or schedule changes will be made due to inclement weather or lack of snow.

24.) AUTHORIZED PETS ONLY: Our cabin does allow up to three (3) family pets with proof of current vaccination by a licensed veterinarian. There is a \$50 pet fee per reservation regardless of the number of pets staying or length of stay. These fees are not negotiable and cover the additional cleaning cost. All guests must receive prior approval for pets and the related costs must be paid at the time of reservation. If an unapproved pet belonging to any member of the rental party, or guest of the rental party, is found to be in or on the premises of the cabin, Guest(s) will be removed from the property and agrees that there will be no refund of rental fees. Furthermore, guest acknowledges that any damage done by said pet shall be his/her financial responsibility. Pets are NOT allowed on any furniture in Simpler Times cabin. Pet soiling of furniture or carpeting will be subject to an additional cleaning fee.

25.) NO SMOKING: This is a 100% non-smoking cabin. If it is found that any member of the rental party, or guest of the rental party, has smoked inside the cabin, Guest agrees to cover additional cleaning/fumigation fees. The entire cabin is designated as a No Smoking Area. Guests may, however, smoke in the outside deck/patio areas. Cigarette butts, etc must not be disposed of in the yard or anywhere on the property. Cigarette butts must be completely extinguished and disposed of in a responsible manner.

26.) NO PAY-PER-VIEW: Guest acknowledges and understands that there is a pay-per-view block on the satellite dish/cable box and that any pay-per-view, or billable programs of any kind, charged during the stated rental period will be billed back to the Guest upon receipt of the charges along with a \$25 per incident fee. Simpler Times Cabin, LLC does not guarantee any programs or events.

27.) WILDLIFE: The cabin is located in the wilderness of Northern Michigan. As such, you are likely to encounter wildlife (including but not limited to: deer, bears, raccoons, snakes and bugs of various types, including wasps and/or hornets, etc.). Neither Simpler Times Cabin, LLC, nor the property owner, will accept responsibility for any injury caused by wildlife.

28.) HOLD HARMLESS: Guest acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in-residence, and neither the Owner nor the Agent accepts any legal or financial responsibility. Guests, and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold the Agent and Owner harmless with respect thereto. Guest(s) hereby agrees to indemnify and hold Simpler Times Cabin, LLC and/or the property owner harmless from any and all claims, including those of third parties, arising out of or in any way a result of the Guests use of the premises or items therein.

Should a true emergency arise, immediately call 911. Simpler Times Cabin is located in the rural wilderness of Northern Michigan and response times can be longer than in other areas of the country. Please use good common sense and be careful!

29.) LOSS OF PERSONAL ITEMS: Guest acknowledges and understands that each guest, or guardian, is solely responsible for any loss by any person while in residence including the loss of money, jewelry or any other personal item. Please leave valuable items at home or keep them with you at all times, as Simpler Times Cabin is not equipped with a safe.

30.) LOCKED STORAGE AREAS: There are locked storage areas in this cabin. This is a storage area for cleaning supplies and nothing of value is kept here. These areas are off limits to our guests.

31.) SERVICE INTERRUPTION: Simpler Times Cabin, LLC cannot be held responsible for the failing of any other company due to said company's error or service interruption. (i.e. electricity, water, gas, etc..) However, we guarantee that we will do all that is humanly possible to remedy any issue in the shortest time possible.

32.) CANCELING RESERVATIONS: Simpler Times Cabin, LLC reserves the right to cancel a reservation in the unlikely event that the reserved cabin is unavailable for any reason. This will be done only as a last resort when a maintenance issue or service interruption. (i.e. electricity, water, gas, etc..) renders the cabin uninhabitable, the property is sold or the property management agreement is terminated.

37.) CANCELLATION POLICY: Cancellations made 30 days prior to arrival will result in a full refund of the rental deposit. Please refer to [www.VRBO.com](http://www.VRBO.com) for the complete cancelation policy.

Please fill out the following information to complete the agreement:

Today's date: \_\_\_\_\_

Guest Name: \_\_\_\_\_  
(Person responsible for renting cabin)

Mailing address: \_\_\_\_\_  
\_\_\_\_\_

Home Telephone: \_\_\_\_\_

Cell phone number: \_\_\_\_\_

Email address: \_\_\_\_\_  
\_\_\_\_\_

Emergency contact information (Name and Phone): \_\_\_\_\_

Arrival date: \_\_\_\_\_ Departure date: \_\_\_\_\_

You must provide full names and ages of ALL members of rental party that will be occupying the premises.

Name(s) and age:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Maximum of 10 persons and 3 pets is allowed!

Please return in the enclosed postage-paid envelope with a copy of driver's license (the DL# or SS# can be blacked out for your protection) as proof of minimum age to:

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E25270 Old US 2  
Watersmeet, MI 49969  
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info@simplertimescabin.com