



PROPERTY MANAGEMENT OF THE LAKESHORE, Inc.

101 W. Loomis St. *Suite 201* Ludington, MI 49431
231-845-8544 phone 231-843-8845 fax
manager@pmlakeshore.com www.pmlakeshore.com

Offering Rental and Home Management

2009 SEASONAL RENTAL AGREEMENT

This Rental Agreement has been entered into as of _____ **2009** between **Property Management of the Lakeshore, Inc.**, whose business address is 101 W. Loomis St. *Suite 201* Ludington, MI 49431 who is acting for the "Landlord" or "Property Owner" as his/her "Agent" and: _____ Hereby known as "Renter(s)".

Home Address: _____.

The "Property" location is Penthouse Apartment – Snyder's Shoreline Inn.

The rental term will be from:

3:00 pm _____ through 10:00 am _____.

The **rent** for this period will be \$ 2090 Tax of 8% \$ 167.20 for a total due of \$ 2257.20.

Total amount due is to be paid at time of booking due to there being less than 60 days between time of booking and arrival date.

The **security deposit** of \$ 500 must be paid at time of booking due to there being less than 60 days between time of booking and arrival date. Please be respectful of other people and their property, clean up after yourself, don't be too noisy, and be honest. If you or your guests do happen to break something or cause any damage, you will be responsible for the replacement or repair. Security Deposit Refund will be mailed to you within 14 days of vacating property pending no repairs or replacements.

Pets are not allowed at the Penthouse Apartment.

The "**Premises and Common Area Regulations**" and "**Household Rules**" are attached to this agreement. You are advised to read them carefully and ask any questions you may have. By signing this agreement you are indicating that you have read and agree to abide by the "Premises and Common Area Regulations" and "Household Rules".

RENTER Date Print Name

AGENT for the Owner Date Property Management of the Lakeshore, Inc.



PREMISES AND COMMON AREA REGULATIONS

- A) **USE OF PREMISES.** The Premises shall include the individual Unit Rented and the Common Area that is outside of any Unit but limited to Owner's property. Use by Tenant of the Premises shall be governed by and subject to Premises and Common Area Regulations.
- 1) The Common Area shall not be obstructed in any way nor shall it be used for purposes other than for which it is reasonably and obviously intended. No businesses to be conducted from property.
 - 2) No obnoxious, immoral, improper, unlawful or offensive activity shall be allowed on the Premises, nor shall any unreasonably noisy activity be allowed on the Premises.
 - 3) No waste shall be committed in any Unit or Common Area. Refuse shall be placed in a proper container.
 - 4) No Renter shall use, or permit any occupant, agent, employee, guest, or member of his or her family to use any firearms, air rifles, bows and arrows, knives, explosives, fireworks or other similar dangerous weapons, projectiles or devices anywhere on or about the Premises or Common Area.
 - 5) Reasonable accommodations in the rules, and practices of Owner and Managers will be made as required by the Federal Fair Housing Act and other applicable laws to accommodate handicapped persons.
 - 6) Tenant shall maintain the Premises in a clean and sanitary condition and surrender the Premises at the termination of this Rental Agreement in as good a condition as when received.
 - 7) **Renter agrees to be responsible for any damage** caused to the Premises by him or her or by his or her family members, guests, or invitees. Renter further agrees to promptly report to Manager any damage caused to or discovered in or on the Premises. Manager, at his option may, upon discovery of damage to the Premises, make such repairs as are necessary to restore the Premises to their original condition. Renter shall reimburse the Manager for the total cost of any such repairs for which he or she is responsible under this Rental Agreement. **Notice: Anyone causing intentional damage or malicious destruction of Owner's property will be prosecuted to the fullest extent of the law.**
 - 8) All requirements and restrictions placed on Renter shall apply to all occupants and their guests and invitees. Each Renter shall be responsible to require all guest(s) or Additional Renter residing in his or her Unit to comply with the requirements and restrictions contained in these Regulations.
 - 9) Any unlawful act that results in conviction of any Renter or occupant shall be cause for cancellation of this Rental Agreement at Manager's discretion without prejudice.
 - 10) Manager and Renter each release the other, including employees, agents, family members, invitees, and guests of the other, from all liability arising from loss, damage or injury caused by fire or other casualty, to the extent of any recovery by the injured party under a policy of insurance which permits waiver of liability and waives the insurer's rights of subrogation.

Renter Initials



- B) INSPECTION.** Manager, or his or her agent, shall have the right to enter the Premises at any reasonable time with reasonable notice for the purpose of inspecting the Premises, or for the purpose of making necessary repairs. In the event of an emergency, Manager shall be permitted to enter the Premises without notice for any purpose reasonably connected with the emergency.
- C) INDEMNIFICATION.** Owner or Manager shall not be liable for any damage or injury occurring on or about the Premises to Renter, his or her family members, guests or invitees, or to any personal property whatsoever that may be on the Premises, except in the case of Owner or Manager's failure to perform, or negligent performance of, a duty imposed by law. Renter agrees to protect, indemnify and hold Owner and Manager harmless from and against any and all loss, cost, expense, damage or liability arising out of any accident or other occurrence on the Premises or any party of them, or in any common area, causing injury to any person or property whomsoever or whatsoever, no matter how caused, except in the case of Owner or Manager's failure to perform or negligent performance of a duty imposed by law.
- D) DEFAULT.** Neither party to this Rental Agreement shall be liable for legal costs or attorneys' fees incurred by the other in connection with a dispute arising under this Rental Agreement except to the extent that such costs or fees are specifically permitted by law.
- E) WAIVER.** Owner or Manager's failure to enforce any term of this Rental Agreement shall not be deemed a waiver of the enforcement of that or any other term, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner or Manager's right to the full amount of it.
- F) HOLDING OVER.** Any holding over after the expiration of the term of this Rental Agreement, if done with the consent of the Manager, shall be construed as a day to day tenancy, which shall be governed by all applicable terms of this Rental Agreement. Any holding over after the expiration of the term of this Rental Agreement, if done without the consent of the Manager, shall be construed as a default in this Rental Agreement. During the period of any such un-permitted holdover, Renter shall continue to comply with all applicable terms of this Rental Agreement, and in addition to any other remedies Manager may have, Renter shall pay rent equal to twice the amount stated above.
- G) ZERO TOLERANCE.** Owner and Manager maintain a "Zero Tolerance Policy" for illegal activity on the premises. Any illegal activity on the Premises shall be cause for immediate cancellation of this Rental Agreement.

Renter Initials



**SNYDER'S SHORELINE INN HOUSE RULES
FOR THE PENTHOUSE APARTMENT**

GENERAL HOUSE RULES:

- *Smoke Free Facility**
- *No Pets**
- *Outdoor Grilling Prohibited**
(Grills available in Stearn's Park Beach)
- *Trash Dumpster Located @ East End Of Building**
- *Do Not Use Abrasive Cleaners On Stove Top**
(Cleaner Will Be Left In Cupboard w/Instructions)
- *Maid Service Is Not Available**
- *No Business Conducted On Premise**
- *Loud Music Prohibited**
- *No Fish Coolers In Apartment**
- *No Cleaning Of Fish In Apartment**
(Fish Cleaning Station Available Across The Street)
- *Bike Storage Not Allowed In Apartment or on the Deck**
(Storage will be provided outside downstairs)
- *Coffee Room Not Included In Rental**
- *Newspapers Available Outside**
- *Quiet Time is From 11:00PM TO 8:00AM EST & Will Be Enforced**

POOL RULES:

Pool facilities are provided for registered guests of the Inn & The Penthouse Apartment ONLY. Unregistered guests will be asked to leave.

- *Pool & Spa hours are 10:00AM to 10:00pm Daily**
Memorial Day through Labor Day
- *No Life Guard on Duty**
- *All guests under 16 must be accompanied by an adult at the pool area**
- *Beverages in plastic container or cans only**
- *Pool Capacity is 20, Spa Capacity is 8**
- *No one under 16 years of age permitted in the Spa**
- *Pool area under video and audio surveillance**
- *Emergency phone located in box on north side of pool**

RENTER SIGNATURE



**PROPERTY MANAGEMENT OF THE LAKESHORE, INC.
REPRESENTING SNYDER'S SHORELINE INN
SPECIAL EVENT POLICY FOR 4TH OF JULY & GUS MACKER
TOURNAMENT**

We strive to provide a relaxing, comfortable, private environment for all of our tenants. For this reason, we enforce a **SPECIAL EVENT POLICY** that is in effect during all special event weekends and applicable holidays. This policy states that during your stay we have a strict **NO PARTY** and **APARTMENT LIMITATION** in effect. The apartment and its facilities (including bathrooms, showers and parking lots) are for **REGISTERED** renters only. They are not intended for guests of the renters.

The apartment is limited to registered guests only. This includes the decks, parking lots and any other facilities. This includes viewing the parade and fireworks. The use of fireworks on our property is prohibited. If there is partying, noise, or unacceptable behavior, you will be asked to leave without a refund. This policy may be enforced with no warning given.

One or two parking permits will be issued (depending on how many vehicles you, the tenant have). You may have one auto & one boat trailer – or two autos. Any additional cars will have to park in the city parking lot across the street – or on the street. This permit is non-transferable and will be void if transferred.

Thank you for your cooperation. We look forward to having you as a guest, and hope you have an enjoyable stay. Please sign below that you have read and understand this **SPECIAL EVENT POLICY**.

Dates of Stay _____

Names of Occupants:

—

Signature of Tenant

_____.

Date _____