



Offering Rental and Home Management

**PROPERTY MANAGEMENT  
OF THE LAKESHORE, Inc.**  
101 W. Loomis St. \*Suite 201\* Ludington, MI 49431  
**231-845-8544 phone 231-843-8845 fax**  
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**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% \$ 167.16 for a total due of \$ 2257.16.

1/2 of the rental rate **\$1128.58** is due upon booking the reservation. Balance of rental rate is due 60 days prior to reservation date.

RENTER may cancel this agreement, and receive a full refund, with written notification received by AGENT no later than 60 days prior to stated reservation dates. If the request to cancel is received by AGENT after 60 days prior to stated reservation dates, the rental amount paid is forfeited by the RENTER and will be retained by the AGENT.

The **security deposit** of \$ 500 must be **paid 30 days prior** to arrival date **unless already paid** through the booking system. This deposit is a pledge of faith to treat the property like your own. 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.

**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.

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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.

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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**

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RENTER SIGNATURE