



SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “Agreement”) is made by and between, The Brantwood Lodge LLC and (guest) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. The property is furnished and includes linens, towels, blankets, stove, refrigerators, dishwasher, coffee maker, toaster, microwave, cooking utensils, gas grill, TV with satellite dish, and DVD player ____ (Initial)

2. Rental Party: The rental party shall consist of adults and children. (per inquiry) By signing this agreement, Guest affirms they are at least 25 years of age. Maximum number of guests is 22 (twenty two) people. ____ (Initial)

3. Term of the Lease. The lease begins at 3 PM on (the “Check-in Date”) and ends at 10am on (the “Checkout Date”). ____ (Initial)

4. Rental Rate, Fees, and Security Deposit (Damage Deposit)
 - a. Rental Rate and Fees: Per agreement on inquiry
 - \$ 900/day - 2 night minimum
 - \$.00 Cleaning Fee
 - \$ - Tax (5.5%)
 - \$ 949.50 per day Total

b. Security Deposit (Damage Deposit): The Guest will make a \$500 Damage Deposit before arriving. The \$500 will be refunded within 3 days after checkout if there is no damage or excessive cleaning fees. Damage liability is not limited to this amount and any excess may be billed to the Guest and is immediately due upon receipt of bill. Damage may include:

i. Damage to the property or furnishings;

ii. Dirt or other mess requiring excessive cleaning including smoking in the lodge, spills and stains on linen, floors, furniture, etc.; or

iii. Any other damage caused by Guest or their party ____ (Initial)

5. Payment: Reservations made less than 30 days before arrival require 100% of the rental and fees at the time of booking. (Personal checks, cash, Money orders, Credit card)

Reservations made more than 30 days in advance require a minimum of 50% of the total rental and fees at the time of reservation (within 5 days) with the remaining balance due at least 14 days before arrival. If the outstanding balance is not paid in full at least 14 days before arrival, the reservation may be cancelled by The Brantwood Lodge with no return of any payment made to date. ____ (Initial)

6. Refunds: If Guest wishes to cancel his/her reservation, their payment will be refunded as follows:

- 100% if cancelled more than 90 days prior to the Check-in Date

- After 90 days if we are able to re-rent we will refund entire amount paid

If the premises appear dirty, damaged or unfit for use upon Check-in, Guest shall inform The Brantwood Lodge immediately by telephone and The Brantwood Lodge will be given the opportunity to correct any problems.

A maximum \$20 per day discount will be applied if any of the amenities is unavailable during the Guest's stay (TVs, games, dishwasher, etc.)

If The Brantwood Lodge cancels the Guest reservation at any time due to unavailability of the rental property for any reason the Owner will refund 100% of any payments made by the Guest to The Brantwood Lodge, Owner's liability will be limited to the Guest's payments to The Brantwood Lodge only. ____ (Initial)

7. Liability: Guest is solely responsible and liable for all actions taken by any member of their group while on the property, including any injuries, loss or damage of personal property, or other cause for a liability claim. ____ (Initial)

8. Access: Guest shall allow The Brantwood Lodge access to the property for purposes of repair, inspection and/or maintenance. The Brantwood Lodge shall exercise this right of access in a reasonable manner. ____ (Initial)

9. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property. ____ (Initial)

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Guest Name:

Printed: _____

Signature: _____

Date: _____

The Brantwood Lodge (Phone 715-966-6164)

Name: David J. Russell, Owner

Mailing Address: PO Box 284 Tomahawk, WI 54487

Lodge Address: N-7102 Highway D, Brantwood, WI 54513

The BRANTWOOD LODGE

EST. BRANTWOOD, WISCONSIN 2013

Exhibit A

RENTAL RULES

1. The property is privately owned; The Brantwood Lodge is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Brantwood Lodge is not responsible for the loss of personal belongings or valuables of the Guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
2. Smoking is not allowed inside any buildings. Smoking in any building may result in forfeiture of some or all of the security deposit or incur an additional fee.
3. Additional guests over the max occupancy of 22 or guests visiting for the day may be permitted under special circumstances but must be approved by the owner and additional fees may apply. Any person in/on the property is the sole responsibility of Guest.
4. Keep the property and all furnishings in good order. Return supplied movies and games to their original boxes before leaving. Clean any spills and excessive cooking / grilling residues. Place garbage and recycles in the bins supplied outside, dirty dishes are placed in the dish washer and cleaned. Report any damage to The Brantwood Lodge immediately. (per check in and check out rules posted in Lodge.)
5. Only use furniture and appliances for their intended uses.
6. Minimize outdoor noise by 11:00 PM.
7. Parking is limited to 10 vehicles and they are to be parked in designated parking areas only. Parking on the road, grass, or trails is not permitted.
8. There is no daily housekeeping service. While linens and bath towels are included, daily maid service is not included in the rental rate.
9. Please do not take towels or any other property of The Brantwood Lodge off premises.

10. The property is on a well and septic system. The septic system will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No paper towels, feminine products or baby products should be flushed at any time. If it is found that improper materials have been flushed and clog the septic system, you could be charged damages of up to \$2,000.

11. No refunds will be given for storm, bad weather, or other “acts of God”.

12. Additional rules and guidelines will be posted inside the house.

13. We are sorry but in respect to all of our guests we have a no pet policy inside any building.

14. The shooting range is only allowed with permission from The Brantwood Lodge. It is only available for use with supervision and release agreement signed by the guest. There are posted rates for guests to participate in the “The Shooting Experience’s”.

15. The trails on the The Brantwood Lodge property are for foot and bicycle use only. No forms of motorized travel is permitted.

16. The Bird pens are off limits to guest(s) and no one is permitted to enter or harass the birds.

17. Hunting is only allowed if the guest(s) has permission and reads and signs the hunting release forms. The hunting fees are based upon the specific quarry and type of hunting experience the guest(s) agrees to with The Brantwood Lodge.

18. Fishing is allowed on The Brantwood Lodge stream and pond. WI DNR seasons and restrictions apply.

19. There will be a designated campfire area available to guests. Fires must be attended at all times and monitored so the embers don’t drift and cause a fire outside of the campfire pit. You must extinguish the campfire completely when done. Wood will be supplied by The Brantwood Lodge for a fee.

It is NOT ALLOWED to bring in your own wood as transportation of wood is not permitted by WIDNR regulations.

20. **FIREWORKS** of any kind are **NOT PERMITTED** on The Brantwood Lodge property. The state of Wisconsin allows the sale of fireworks, but does not allow them to be discharged without a proper permit. Due to the remoteness of our location, and lack of local fire department we do not allow them.