

Booking Confirmation

Dear guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

Our Home is located at: 3480 S Shore Drive, Lapeer MI 48446

Your confirmation is as follows:

Check-in date _____ after 4pm EST (No early check-in please unless we so advise in writing)

Check-out date: _____ by 11am EST

Number of adults: _____

Number of children: _____

Pets are not allowed.

Rental rate and fees are as follows: TBD

There is always a \$225.00 cleaning fee. You are responsible for all state and local taxes associated with your stay.

Please sign and return the attached rental agreement and include a copy of your state driver license. We will provide the entry code to our home a few days before your arrival.

Thanks, and have a great vacation!

Rex and Mairelis

SHORT TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (the “*Agreement*”) is made by and between Noah Ventures Inc (“*Homeowner*”) 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. Property. The property is located at: 3480 South Shore Drive Lapeer MI 48446. Our home is used as a part time short-term rental property.

The property is furnished and includes three bedrooms with queen size beds, items like linens, towels, bedding, wireless Spectrum (WiFi) internet access with subscriptions to Apple TV service, Amazon Prime, Netflix, PBS, CBS Sports etc.)

2. Rental Party: The rental party shall consist of Guest and the following persons:
_____.
3. Maximum Occupancy: The maximum number of guests is limited to 10 adult persons.
4. Term of the Lease. The lease begins at 4:00 p.m. on _____.
(the “*Check-in Date*”) and ends at 11:00 a.m. on _____ (the “*Checkout Date*”).
5. 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. Guests acknowledge that there is no lifeguard on duty for lake or hot tub and to observe common sense water rules. Also, guests assume all responsibility for themselves and their guests in the lake or hot tub.
6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. Rental Rate and Fees – \$ _____ per night plus \$225 cleaning for a total of \$ _____. If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

8. Insurance: We encourage all renters to purchase traveler insurance.

9. Payment: Cash, check or credit card

10. Security Deposit Provide your credit card information and signature to confirm that the house owner holds this credit card for the purpose of a security deposit, specifically to cover:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other extraordinary cost incurred by Homeowner due to Guest's stay.

Credit card _____ Credit card # _____
expiration _____, security code _____

Signature _____ and date _____ .

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

Homeowner

/s/ _____

Name (print) Rex or Mairelis Anderson,
As officer of Noah Venture Inc.

Date: _____

Phone # (during stay):

(810) 625-5683

Guest:

/s/ _____

Name (print): _____
Address _____
State, city zip _____

Date: _____

Phone # (during stay):

(XXX) XXX-XXXX

Exhibit A

RENTAL RULES

1. Smoking is allowed outside only. Do not smoke in the house or in screened in porch. Extra charges apply if house interior smells like smoke.
 2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
 3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00 p.m. – 8:00a.m.
 4. The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are 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. Guests acknowledge the inherent dangers of a hot tub and lake particularly with respect to small children and assume all liability with respect to thereof.
 5. Keep the property and all furnishings in good order
 6. Only use appliances for their intended uses
 7. Pets are NOT allowed. ***OR*** PETS are permitted only with prior approval and the ***Pet Addendum*** must be completed.
 8. **Parking:** Vehicles are to be parked in designated parking areas only which are limited to the driveway in front of house and garage. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
 9. **Housekeeping:** There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
 10. **Garbage:** Any garbage must be stowed in the proper garbage or recycling receptacle, located in front of detached garage. Garbage pick-up days are Thursday morning 7 am sharp and that the wheels and handles should be positioned nearest to the house so that the Garbage trucks can access the container lift bars.
- Hot tub:** No children under the age of 17 are permitted in hot tub at any time without adult supervision. It is the guest's responsibility to add water to the pool if the water levels fall below the water line mark.
11. **Water and Septic:** The [property] is on a city septic system The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it

is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$250.00 or the plumber's fee whichever is greater.]

I have read and agree to abide by the rules set forth in Exhibit A.

Guest:

/s/ _____ /s/ _____

Print Name: _____