

Terms and conditions

ACCOMMODATIONS AGREEMENT

This contract constitutes an agreement between the Guest and Northland Vacation Rentals, as Agent of the Homeowner, to occupy the premises.

GUEST UNDERSTANDS AND AGREES:

Term of Agreement: The lease begins at 4pm on the check in date and ends at 10 a.m. on the check out date.

A. PAYMENT ARRANGEMENTS:

1. INITIAL PAYMENT - Once the reservation has been made ½ of the total balance due, a copy of your driver's license, and the signed Vacation Rental Agreement is due within 72 hours. This payment can be taken by Visa or Master Card. There is a processing fee for all credit card transactions.

2. FINAL PAYMENT - The remaining balance will be due in full at least 90 days prior to your check in date

3. AUTHORIZATION TO CHARGE CREDIT CARD - By signing the rental agreement you are authorizing Northland Vacation Rentals to charge your credit card number, given over the phone, via e-mail or as written on this contract. We will not share/sell your personal information.

4. IMMEDIATE RESERVATIONS - If your reservation is made within 90 days of your check in, the total balance will be due in full.

A. CANCELLATION POLICY:

For a full refund of your deposit, Northland Vacation Rentals requires written notice at least 90 days prior to your check in. If cancellation is made less than 90 days prior to your check in you will forfeit all funds paid to that point unless Northland Vacation Rentals can successfully secure another rental contract for that same time period. All cancellation will be subject to a minimum cancellation fee of \$100.00, plus a credit card processing fee.

B. DAMAGE:

Guest agrees that if any damage to property, furnishings, equipment and household items, therein, which occur during the guest's period of occupancy, whenever such damage thereto has resulted from guest's misuse, waste or neglect or that of guest's invitee, exceeds the \$3000 of protection from the \$49 renters insurance option. Northland Vacation Rentals will hold and/or apply the security/damage deposit to make necessary repairs, provide extra cleaning or replace damaged items as listed above. Security/damage deposit will be returned only after home is inspected by authorized person and returned if no damage incurred, within ten (10) business days after guest departure. If damage exceeds the \$1000 damage deposit, the guest agrees to pay the home owner.

C. POLICIES:

1. Below signed renter agrees that they are a minimum of 25 years of age. Valid identification may be requested at any time.

2. Smoking is not permitted. No exceptions will be made. Your security deposit will be forfeited if there is evidence of smoking in the rental home. You will be responsible for additional charges if the restoration of the property exceeds your deposit.

3. Pet Friendly Properties: If you are renting one of our Pet Friendly properties your rental agreement will have a pet addendum
4. If your rental unit has a telephone all long distance calls must be made at the guest expense via collect call, calling card or credit card.
5. During the rental period the guest is required to maintain the cleanliness of the home. Homeowners trust that you will respect their home as your own.
6. Maximum number of guests allowed on premises. Violation of the maximum number of occupants indicated will result in immediate eviction and forfeiture of all monies paid. Refunds will not be issued. Occupancy is strictly enforced and randomly checked. Day guests that exceed the maximum number of guests allowed must be approved by Northland Vacation Rentals.
7. If guest or any member of his/her party violates any of the conditions of this agreement, Northland Vacation Rentals or the homeowner may terminate this agreement and immediately evict renters. All payments are then forfeited by renters (including the security/damage deposit).
8. Fireworks- Check the Rental Agreement for specifics. Each property varies.
9. The premise will not be used in such manner as to generate noise (including loud music) which will disturb other neighbors, nor will neighbors be harassed or bothered in any manners. No house parties are allowed including, but not limited to, bachelor parties, bachelorette parties, or fraternity parties. Guest is entitled to quiet enjoyment of the premise though the term of this agreement so long as the covenants herein are complied with. Quiet time promptly starts at 10 PM.
10. Guest may not sublet premise or assign this agreement without written consent of Northland Vacation Rentals.
11. This property, its homeowners and agents, observe zero tolerance for any illegal activities.
12. Absolutely no tents campers or RVs at any rental home or condo at any time.
13. All rental units are privately owned; Northland Vacation Rentals and the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. Northland Vacation Rentals and 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.
14. PARKING – Check the Rental Agreement. Each property varies.
15. Northland Vacation Rentals cannot guarantee against mechanical failure of heating, air conditioning, or other appliances. Please report any inoperative equipment to our office immediately. Northland Vacation Rentals will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of appliances or equipment.
16. Homeowner shall be responsible for payment of all utilities unless otherwise amended in writing.
17. Water and Septic: Check the Rental Agreement. Each property varies
18. If the property is listed for sale by Real Estate Company you may be contacted during your stay to schedule a time for the home to be previewed. You will be given a minimum of 24 hrs. notice for any showing. Your cooperation is greatly appreciated.
19. Linens and towels are provided

20. A credit card will be retained in our system for lost key and lock out charges. Guest agrees to be automatically charged \$10.00 per key in the event of lost or un returned keys. Guest will be automatically charged a \$50 lock out fee if guest locks themselves out of the property and a Northland Vacation Rentals representative has to come to the property to unlock the door.

D. WATERCRAFT

Check each Rental Agreement. Rules on watercrafts vary.

E. TRAVEL INSURANCE

VACATION RENTAL INSURANCE-Guest Protect Plan is available. Check the rental agreement for details

F. ACKNOWLEDGEMENTS

1. The accommodation is a privately owned dwelling with the homeowner's furnishings. The homeowner is not responsible for providing any additional furnishings or equipment. Features and amenities are subject to change without notice. All information is deemed reliable, but not guaranteed.

2. The homeowner, or a representative thereof, may enter the premises for the purpose of affecting necessary repairs and/or maintenance.

3. The guest acknowledges and understands that he/she is a guest of the homeowner, not a tenant, and therefore is not acquiring any interest in the property. Use of the property is subject to the homeowner's right of possession thereof.

4. Northland Vacation Rentals, its owners and the homeowners in our programs will not assume any responsibility or liability due to unforeseen circumstances above and beyond our control. The Guest agrees to indemnify and hold Northland Vacation Rentals and the home owner harmless from and against all actions, suits, damages, judgments, costs, charges, expenses, attorney fees, and consequences of any liabilities, of any nature, resulting from or in connection with the guest's use of the premises or the use of the premises by any member of the guest's party. Furthermore, Northland Vacation Rentals may terminate this Agreement at any time if any law or ordinance, or any interpretation thereof, prohibits or is deemed to prohibit the guest's rental and use of the premises.

5. In the event the homeowner of the rental property forces the cancelation of this reservation for any reason, Northland Vacation Rentals will make every effort to relocate the reservation or refund all payments by renter in full. This is an extremely rare occurrence.

6. When the premises are vacated or abandoned and personal property is left in or near the premise, the property shall be deemed abandoned by the guest.

7. This agreement shall be governed by, and constructed in accordance with, the laws of the State of Michigan.

8. It is understood by the undersigned that any additional Addenda attached hereto, which are read and signed by the undersigned shall be part of this agreement.

9. Neither Northland Vacation Rentals nor homeowner shall be responsible for events beyond their control which may interfere with guests' occupancy, including but not limited to Act of God, acts of governmental agencies, fires, strikes, war or inclement weather. No rebate or refund will be provided in these circumstances.

RELEASE OF LIABILITY AND INDEMNIFICATION

THIS IS A RELEASE OF LIABILITY FOR PROPERTY DAMAGES, DEATH AND PERSONAL INJURIES SUSTAINED FROM THE USE OF THE PROPERTY AND ANY RECREATIONAL FACILITY, AMENITY AND THE EQUIPMENT RELATED THERETO. PLEASE READ THIS DOCUMENT CAREFULLY; IT AFFECTS YOUR LEGAL RIGHTS.

The undersigned, in consideration of the use of the Rental Property hereby releases, forever discharges and indemnifies Northland Vacation Rentals, its employees, agents, shareholders, officers, directors, successors, assigns, and home owners from any and all liability for any loss, cause of action, damage, personal injury or property damage. Without entry into this Release and observance of its full terms, Northland Vacation Rentals would not allow the entry upon, or use of, the Rental Property or any part thereof and Northland Vacation Rentals is relying upon this Release in allowing such access.

Northland Vacation Rentals is under no obligation to, and the undersigned specifically waives any right to, the provision of any safety precaution, warning or other safety device related to the Rental Property. The undersigned accepts the rental Property in its present condition and represents and warrants that the undersigned is familiar with the Rental Property and its operation and use and will use it only in a safe and proper manner. The undersigned represents that they are under no legal impediment preventing the execution and full effect of this Release and has the full authority to execute this Release on behalf of all others identified for which the undersigned is made responsible hereby.

The undersigned further agrees to release, indemnify and hold harmless Northland Vacation Rentals, its employees, agents, shareholders, officers, directors, successors, assigns and home owners from any loss, cause, damage or lost benefit, including attorney's fees resulting from or relating to the use of the Rental Property by the undersigned, their family, guests, representatives or those entering upon, using, or in proximity to, the Rental Property by, through or under the undersigned. In the event that any claim should be made against Northland Vacation Rentals or the homeowner as a result of the use of the Rental Property by, through or under the undersigned, the undersigned agrees to reimburse upon demand Northland Vacation Rentals LLC or the homeowner for all costs associated with such claim, including, but not limited to, all costs of defense.