

NOVY VACATION RENTALS

Rental Agreement

TO RESERVE – Complete EVERY blank, sign, and mail with \$500 deposit to:

Novy Vacation Rentals – Attn Kathy, 1912 Sherwood Blvd Eau Claire WI 54703.

Reservation confirmed VIA EMAIL upon receipt of deposit and signed rental agreement.

(If you call Kathy **608-358-5858**, and state that you are mailing today, she will hold your dates for two mailing days to allow your deposit/rental agreement time to arrive.)

I/We, THE UNDERSIGNED, agree to rent the premises at **N12121 Hackbarth Rd**, Minong, WI 54859 (www.vrbo.com/16998) for _____ nights checking in on _____ and checking out on _____ for the rental amount of \$_____ plus pontoon rental of \$_____ plus boat rental of _____ plus 5.5% WI sales tax of _____ for a Total Rent of _____.

I/We agree to the following conditions:

1. **Total Rent described above** be paid to Novy Vacation Rentals 30 days prior to check-in during the Off-Season (Oct-April), and 90 days prior to check-in during Peak Season (May-Sept). Check-in is 3pm and check-out is 10am. Late June-Aug check-in is Saturday 9am and check-out is Friday Noon. \$10/day late fee applies to overdue rent.
 2. That a **damage deposit** in the amount of \$500, paid to owner, need not be held in trust and shall be returned within **30** days after I vacate the premises, assuming I have left it in a clean and undamaged condition. Cost of any repairs or cleaning required at such time shall be deducted from the security deposit and that the security deposit MAY NOT be used towards the rental fee.
 3. That I shall not assign this agreement or sublet the premises or any part thereof without the written consent of the owner. That I shall keep the premises in as good repair as at the time of commencement of rental period, reasonable wear expected.
 4. That I shall not keep any pets in or around the premises (without explicit written permission) (no pets allowed Memorial Day through Labor Day), will NOT smoke inside the house and will have no parties.
 5. That I shall deliver to the owner a 120 day written notice of cancellation if I choose not to rent the premises. FULL REFUND IF 120+ DAY NOTICE PROVIDED, MINUS \$100 REBOOKING FEE DEDUCTED FROM DEPOSIT. IF LESS THAN 120 DAY NOTICE PROVIDED, THEN DEPOSIT IS FORFEITED AND YOU ARE STILL RESPONSIBLE FOR 80% OF THE RENTAL AMOUNT IF THE PROPERTY CANNOT BE RENTED TO ANOTHER PARTY (in 10+ years we have always been able to re-rent the home as long as plenty of notice is given - especially in the Summer months).
- Email correspondence will not be accepted as written notice of cancellation.
6. That I shall provide to the owner any requested signatures on required forms prior to check-in.
 7. That the owner may, at reasonable and proper times, enter and show the property to persons wishing to rent the property (highly unlikely and at a time that works for your group).
 8. That the owner shall not be liable for any damage occasioned by failure to keep the premises in repair, or by acts of neglect or other occupants of said building, or by acts of theft.
 9. That I shall not permit or cause excessive noise or disturbance to neighboring properties.
 10. That the premises will not be occupied by more than _____**persons**/_____ **pets** (no pets Memorial day through Labor day)
 11. That I shall make no alterations to the premises.
 12. That the premises shall include, but not limited to: All appliances/tools/furnishings.
 13. That any other regulations set by the owner must be complied with.

Dated this _____ day of _____, 20_____

(Print clearly to avoid delay in deposit return!)

TENANT NAME _____
 ADDRESS _____ CITY _____ ST _____ ZIP _____
 HOME PHONE _____ CELL _____
 EMAIL ADDRESS _____
 (SIGN) TENANT _____ OWNER _____