

Lake Orchard Farm Cottage Rental Rules

ADDRESS: N9214 County Rd LS Sheboygan, WI 53083 Phone: 920-627-3249

CHECK-IN TIME is AFTER 12 P.M. CST AND CHECKOUT is 12 P.M. CST.

This is a NON SMOKING unit.

PETS - PETS are not permitted in rental units under any conditions.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in proper garbage receptacles, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

PAYMENT – An advance payment is required 30 days before arrival. The advance payment will be applied toward the rent. Please make payments via credit card or personal checks payable to Lake Orchard Farm Bed & Breakfast. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.

CANCELLATIONS - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to ten (10) persons. An additional charge or \$10.00 per person per night for guests in addition to ten (10) will be assessed.

MINIMUM STAY – This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

INCLUSIVE FEES – Rates include a one-time linen & towel setup.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We do not permit towels or linens to be taken from the units. We suggest you bring your own beach towels if you require towels off site.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

WATER AND SEPTIC – This cottage is on a well and septic system. The septic system is very effective; however, it could 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 **five hundred dollars (\$500)**.

TRAVEL INSURANCE – We recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

All of the units are privately owned; the owners 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.

If you agree to the above policies and conditions, please sign and date below. Please send signed contract to Nate and Mary Calkins at: N9214 County Rd LS, Sheboygan, WI, 53083. We recommend you keep a copy for your records.

If you wish to use a credit card for this rental, please provide the following information:

Name on credit card:

Credit card billing address: _____

City _____ State _____ Zip Code _____

Type of Credit Card: Master Card Visa Discover

Credit Card Number _____

Exp date _____ CVV (Security)Code _____

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign _____ Date _____