

Ox Lake Vacation Rental Agreement

After booking your vacation please print, sign, and mail this to the attention of:
Kent Carlson, 16796 Interlachen Blvd. Lakeville, MN 55044

Thank you for choosing our beautiful lake home on Ox Lake. We appreciate your business. Please review this rental agreement. It is understood that your payment, in full, is your commitment to adhere to the following guidelines.

Please read the following terms and conditions of your vacation rental:

DEPOSIT: Your security deposit will not be credited toward the rent. This amount is held as a security deposit should there be any damage to the property or should any extraordinary cleaning be required after your stay. If there is any extraordinary cleaning, scavenger charges, damage or breakage to the property or its contents, these charges will be deducted from your security deposit and the balance forwarded to you. Your security deposit will be refunded to you within 21 days after your departure if there is not any damage to the premises.

RENT: To reserve the vacation rental a percentage of the rental must be paid. The percentage is determined by the rental rate and the duration of your stay. The remainder of the rent and the security deposit are due 14 days prior to your arrival date. We will invoice you 30 days prior to your arrival. If this reservation is being made within 30 days of your arrival date, then all of the security deposit and rent is due upon execution of this rental agreement. If this reservation is being made within 14 days of your arrival date then all the security deposit and rent is due within three days, payment made with a certified cashier's check or money order.

METHOD OF PAYMENT: The Ox Lake rental owners will accept a personal check received fourteen days or more prior to rental. Within 14 days, the Ox Lake rental owners will only accept a certified check or money order for payment.

CLEANING FEE: Our Ox Lake properties are subject to a cleaning fee. The fee is based on the size of the home and covers cleaning the home at the completion of the rental. If excessive cleaning is necessary after checkout then an additional amount may be deducted from your deposit. If there is more trash than fits in the provided containers, you may choose to haul the extra bags of trash to a community dump site for approximately \$4.00/bag. Or leave it for our management company to remove it for \$25.00/bag. The cleaning fee is due with the final rental payment.

KEYS: The Ox Lake rental owners will arrange with the renter a time and place for key pick up prior to the rental date. The Ox Lake rental owner will do its best to make this convenient for the renter. There will be a \$50.00 charge to replace any lost key.

CONDITION OF PROPERTY: Should you discover any deficiencies with either the cleanliness of the home or the condition of any of the fixtures, please report them to us

immediately and we will make every effort to cure any such deficiencies. Further, should any appliances, furnishings, fixtures or structures in the home be damaged or broken during your stay, please let us know immediately so that the item may be repaired or replaced as soon as possible.

SUB-LEASING & RV HOOKUP: Sub-leasing or assignment to others is not permitted under any circumstances. There is absolutely no RV parking, hook-up or tents allowed.

CHECK IN & CHECK OUT TIME: Check in at 4:00pm and check out at 11:00am. Please comply with the check out procedures provided.

OCCUPANCY & USE: Your rental home is serviced by an on-site waste disposal system (septic system), which makes it imperative that the number of occupants and guests on the premises be strictly limited. Should an excessive number of guests or occupants overload the septic system, you will be responsible for any necessary pumping or repairs. Please restrict occupancy to your rental home as specified in the property description portion of the Reservation Confirmation Rental Agreement. If you are planning any additional guests during your stay please contact the Ox Lake rental owners to discuss septic system use for your rental home.

It is understood that you and/or your guests will not disturb, annoy, endanger or interfere with neighboring property owners.

The rental property cannot be left in possession of unsupervised minors.

The Ox Lake rental owners reserve the right to terminate tenancies without any refund of security deposit or rent should it be determined that the rental agreement has not been complied with.

PETS: Pets are not allowed. If we find you have had a pet in the rental home for any of the rental period, you will be charged an additional \$100.00 cleaning fee. Upon discovery of a pet, you will be asked to remove the pet from the property immediately, if there is a dispute the renter may also be asked to leave the rental property.

SMOKING: Smoking is **NOT** allowed in any of the rental properties.

FURNISHINGS & PERSONAL PROPERTY: Please do not rearrange any furniture, artwork, or other items in the home.

CANCELLATION POLICY: The Ox Lake rental owners have a 60-day cancellation policy. Once you have placed a reservation, any cancellation will be subject to a \$25.00 cancellation fee. This fee will automatically be deducted from your security deposit even if you cancel more than 60 days prior to your arrival.

Should you cancel your reservation less than 60 days prior to your arrival date, the Ox Lake owners will make every effort to re-rent the home to another tenant. If we are

unable to re-rent the property, then the entire deposit will be forwarded to the owners of the property as liquidated damages to cover a portion of the cost of lost rental revenue.

As stated under the rent section, the Ox Lake rental owners will invoice you for the balance of the rent and security deposit 30 days prior to your arrival date. The rent and deposit are due 14 days prior to your arrival date. If you cancel your reservation less than 14 days prior to your arrival date and we are able to re-rent the property for your full rental period, the owners will refund your rent and deposit, less the \$25.00 cancellation fee. If you cancel less than 14 days prior to your arrival and we are unable to rent the home you reserved, then the Ox Lake home owners will keep the entire amount paid. The Ox Lake home owner will not issue a refund if you choose to vacate the property earlier than your scheduled departure date. The Ox Lake home owner does not issue refunds due to weather or natural lake conditions.

OX LAKE RENTAL OWNERS: Are held harmless and will not be held liable or responsible for any disaster, act of God, accident, or unforeseen event that may affect the vacation rental home. We will not be able to offer refunds because of weather or natural lake conditions. The Ox Lake rental owners are not responsible for articles lost, stolen or left behind in the vacation rental home. If an item is left we will do our best to locate and return the item to you C.O.D.

The possibility of this home being available for future rentals and the success of this rental property depends on compliance with these requirements.

When you pay for your rental, it is understood that you have read and agree to the term set forth in this rental agreement. Please sign and date the lower portion of this page and return with your final payment.

Please Return With Deposit

I have read and agree to the terms set forth in the Ox Lake Rental Agreement.

Rental Period: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Date: _____ Occupancy: _____

For additional information please contact Kent Carlson by dialing (952) 953-9833 or email him at vacation@oxlake.com.