

VACATION RENTAL LEASE AGREEMENT

NOTICE MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

1. THIS VACATION RENTAL LEASE AGREEMENT is made on _____, _____ 20____ between North Coast Holding Company, LLC, hereinafter referred to as “Landlord”, whose address is 1546 Green Oaks Drive, Interlochen, MI 49643 and _____ “Resident,” whose address is:

_____.
2. LANDLORD LEASES TO RESIDENT the premises located at [139 E. 8th St. Unit 210], Traverse City MI 49684 for the purpose of short-term vacation-type residential housing.
3. THE TERMS OF THIS RENTAL AGREEMENT ARE AS FOLLOWS:
 - a) The period of tenancy shall commence on _____ at 4:00 p.m. (check-in date and time) and shall terminate on _____ at 11:00 a.m. (check-out date and time).
 - b) That the Rental Fee for the period described above in Paragraph 3 a), above, shall be _____ which fee shall be paid in advance. All payment transactions are secured via PayPal. 50% refund of funds if cancelled more than thirty (30) days prior to reservation. No refunds shall be given for any reason whatsoever less than thirty (30) days prior to reservation.
 - c) Landlord shall have access to the premises during normal business hours (8:00 a.m. to 5:00 p.m.) for inspection or repair, or at other times outside of business hours for other necessary maintenance or emergencies.
4. HOUSEKEEPING. Resident understands that said premises are being rented on a “housekeeping basis,” whereby Resident is expected to maintain said premises in a clean and tidy manner, including, but not limited to, washing dishes, sweeping floors and the like, with Landlord supplying necessary cleaning supplies.
5. FURNISHINGS. Resident understands that said premises are being leased in a “furnished” condition. Furnishings are subject to change without notice. Furniture, bedding, mattress pads, utensils or any other property supplied with the rental property must not be taken out or

transferred from the property. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to the Resident.

6. REFUND POLICY. Landlord cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TVs, Satellite Receivers, VCRs, or other appliances. Please report any inoperative equipment to Landlord immediately. Landlord 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. **No refunds for early departures (less days than reserved). No refunds will be given for delayed arrival. No refunds for reducing the number of nights reserved.**
7. ACTS OF GOD. Landlord shall not be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, or inclement weather. NO REBATE OR REFUND will be offered in these circumstances.
8. AGE REQUIREMENTS. Guests under the age of 21 unaccompanied by a parent or legal guardian will not be permitted to reside at the property and will lose all funds paid to Landlord. Any reservations made under false pretenses will result in loss of advance payments and possible removal of guest from rental unit. **No House Parties!**
9. MAXIMUM OCCUPANCY. At all times, the maximum occupancy is the number the home sleeps, including infants, is four(4) persons. The Occupancy limit is strictly enforced. If you bring in extra guests or visitors in excess of the maximum occupancy limit, you will be asked to vacate the property. Any security payments and all rent will be subject to forfeiture. **Absolutely No House Parties Allowed!!**
10. PETS. Resident acknowledges that NO PETS are allowed in or on the premises. Unauthorized occupancy of pets will result in a \$200 fine, immediate eviction and loss of all rents.
11. NO SMOKING. Absolutely no smoking inside the condo. If smoking is detected inside condo it will result immediate cause for eviction and a carpet and cleaning company will be called in to clean and disinfect the condo at renter's expense.
12. INDEMNIFICATION & HOLD HARMLESS. Resident(s) agree to indemnify and hold harmless the Landlord for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Resident(s) and/or their guests use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).
13. VIOLATION OF AGREEMENT. If Resident(s) violates any of the conditions of this Agreement, Agent may terminate this Agreement and enter the premises. Upon notice of termination of this Agreement, Resident(s) shall vacate the Premises immediately and forfeit all rents.

Resident

Date

Michael Murphy, Member
North Coast Holding Company, LLC

Date