

SHORT TERM RENTAL APPLICATION AND AGREEMENT

FOR PROPERTY OWNED BY LINDGRENCOMPOUNDLLC
LOCATED AT: 88440 ROMAN POINT ROAD, CORNUCOPIA, WI
lindgrencompoundllc@gmail.com

ROGER AND NANCY LINDGREN, PROPERTY OWNERS
PO Box 98
Cornucopia, WI 54827
(330) 715-9007

SECTION 1 – PERSONAL INFORMATION FOR APPLICANT/SHORT-TERM RENTER

Name: _____ Phone: _____

Address: _____

Email: _____

The applicant/prospective short-term renter named above certifies that he/she is at least 25 years old and all information contained in this application is true and complete.

SHORT TERM RENTAL AGREEMENT

this agreement made this ____, 201x__ by and between

Name of renter(s) _____ (hereinafter “Renter”) and LindgrenCompound LLC, authorized representatives Roger and Nancy Lindgren, of 20118 Mansfield Park Lane, Spring, Texas 77379 (hereinafter the “Landlord”) concerning the short term rental of the residential property located at 88440 Roman Point road in Cornucopia, Wisconsin (hereinafter the “premises”).

Total people in renting party: _____ persons of which ____ are children under 13 years of age.
Pets: List number and type (including breed) of all pets renter intends to bring to the premises, and also list the weight of any such pet

Rental period begins at 3 PM on _____ and ends at 10AM on _____.

Rental price: \$ _____ (\$25 per person-day fee for parties over 6 guests. 10 guest maximum)

Rental Deposit: \$ _____ (25% of total rental price; Landlord hereby acknowledge receipt of same)

Refundable Damage Deposit: \$ _____ (Landlord hereby acknowledges receipt of damage deposit)

Sales Tax (5.5%) \$ _____ (no tax on refundable damage deposit)

Total **Due with this Application:** \$ _____

Final Balance _____ **must be received 60 days in advance of check-in.**

Renter Initials _____

Landlord Initials _____

NO SMOKING ALLOWED. \$250 FEE WILL BE ASSESSED FOR SMOKING ON RENTAL PREMISES.

(I)(We) agree to abide by the above conditions and the conditions contained within the “Nonstandard Rental Provisions Terms of Short Term Rental Agreement” and hereby swear that the information provided in this application and agreement is true and correct. We further agree that facsimile and .pdf signatures shall be considered as originals and that separate counterparts of this agreement may be signed.

Tenant, please sign above

Date

Tenant, please sign above

Date

Roger Lindgren on behalf of LindgrenCompound LLC

Date

Please complete and sign this agreement, sign the Nonstandard Rental Provisions, initial the bottom of each page, and scan and email it to the Landlord at: lindgrencompoundllc@gmail.com. If this is not possible, please sign and mail to: Roger Lindgren, PO Box 98, Cornucopia WI 54827

Renter Initials _____

Landlord Initials _____

NONSTANDARD RENTAL PROVISIONS
TERMS OF SHORT TERM RENTAL AGREEMENT

1. **INSPECTION OF PREMISES** – The Landlord has the right to inspect the premises with advance notice at any time to enforce the terms of this agreement. The Renters shall vacate the premises at the expiration time and date of this agreement or at any time the Landlord determines the Renters have violated the terms of this Agreement.
2. **CANCELLATION** –The Renter must provide a thirty (30) day notice of cancellation. Cancellations made with at least 30 days’ notice will be provided with a full refund of the Final Balance. Cancellations or changes made less than 30 days but more than 14 days will be provided with a refund equal to 50% of the final balance. Failure to provide less than 15 days’ notice of cancellation will result in the Renter forfeiting the Final Balance. The Renter must provide 60 days’ notice of cancellation for refund of the Rental Deposit.
3. **MAINTENANCE OF PREMISES/DAMAGES** – The Renter shall maintain the premises in a good, clean condition, and use the premises only in a careful and lawful manner. The renter shall leave the premises in a clean and orderly condition at the expiration of the rental agreement. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services or repairs from the security deposit prior to refund if the tenants cause damage to the premises or its furnishings or for missing items. Damage includes, but is not limited to, the following: damage to the property or its contents beyond normal wear and tear, damage due to contraband or pets, debris or rubbish left on the premises and not placed into a garbage receptacle, soiled dishes that are not placed in the dishwasher and cleaned, loss of or damage to contents of the premises, long distance phone charges. In the event of damage, the tenant agrees that the landlord may use the damage deposit or credit card provided by the tenant, if any, for payment of such damages or missing items. Renter hereby acknowledges receipt of the attached check-in/check-out sheet.
4. **PETS** - Pets are allowed at Landlord’s discretion. All pets must be disclosed to the Landlord in advance, and the landlord may limit the number, size or type of pet permitted on the premises at Landlord’s sole discretion. If permitted to have pets on the premises, renter must keep all pets off of the beds and use provided pet blankets provided at the premises to cover any furniture a pet may be on.
5. **NOISE** – Quiet hours shall be observed between the hours of 10:00 p.m. and 8:00 a.m., and the Renter shall ensure that noise is kept to a minimum between those hours. For all other times, renter shall ensure that noise is kept to a reasonable level. The renter and renter’s guests shall not discharge firearms or fireworks on or from the rented premises.
6. **RECREATIONAL VEHICLES** – The renter and renter’s guests may not use all-terrain vehicles, snowmobiles, or any other recreational vehicles on the premises or on Roman’s Point Road. The renter is responsible for following all rules and regulations regarding the use of recreational vehicles. Renter acknowledges that ATVs and Snowmobiles are not permitted on Roman’s Point Road, and that Renter must trailer Renter’s ATV or Snowmobiles from the premises to an approved trail. Trail maps are provided in a 3 ring binder located on the kitchen counter.
7. Renter shall provide renter’s own beach towels. Landlord will provide bed sheets, bath towels, blankets, kitchen towels and pillows. All linens supplied must not be used outdoors for any reason.

Renter Initials _____

Landlord Initials _____

8. **MAXIMUM TENANCY** – The Tenants shall have no more than 10 (ten) persons reside or sleep on the premises. Violation of this policy will result in the assessment of a \$250 fee.
9. **SMOKING** – no smoking shall be allowed inside the premises. Smoking is permitted 15 feet or more away from the house. If it is determined that the renter has smoked inside the premises during their rental, there will be an additional \$250 fee assessed.
10. **INDEMNIFICATION** – the Renter and Renter’s guests shall and do hereby agree to indemnify and hold harmless Landlord and Landlord’s agents, owners, successors, employees, members and assigns, from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorney fees incurred by Renter, Renter’s permitted guests, visitors or agents, representatives or successors of Renter due to any claims related to destruction of property or injury to persons or loss of life sustained by Renter or Renter’s family and visitors in or around the premises and Renter expressly agrees to save and hold Landlord harmless in all such cases. Renters expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the premises does not cover the personal property of Renter, and that Renter should purchase their own insurance for Renter and Renter’s guests, if such coverage is desired.
11. **LEGAL REMEDIES** – Renters agree to pay all reasonable costs, attorneys’ fees and expenses that shall be made or incurred by the Landlord enforcing this agreement. Renter agrees that the Landlord shall have the sole choice of jurisdiction of either Texas or Wisconsin should a legal dispute arise regarding this contract.
12. **SHORT TERM TENANCY** – Renters hereby acknowledge and agree that this Agreement is for transient occupancy of the premises and that Renter and Landlord do not intend this to enter into a residential lease and further agree that Renter does not intend to make the premises a residence or a household. Renter and Landlord further agree that the provisions of Wisconsin Statutes Chapter 704 and Chapter 134 of the Wisconsin Administrative Code (ATCP 134) do not apply to this agreement because it is for a transient occupancy and is not a residential lease.
13. **PERSONAL PROEPRTY OF RENTER** – the Landlord will not store any items of personal property that the Renter leaves behind when the Renter removes from the premises and shall dispose of all such property in whatever manner the Landlord sees fit except that, if the property left behind is a prescription medication or prescription medical equipment, the Landlord shall hold the property for 7 days from the date on which Landlord discovers the property and shall thereafter dispose of the property in the manner the Landlord deems is appropriate.
14. **SEVERABILITY** - If any provision of this Agreement is found invalid or unenforceable, that provision will be enforced to the maximum extent permissible and the other provision of this Agreement will remain in full force and effect.

 Tenant, please sign above

 Date

 Tenant, please sign above

 Date

Renter Initials _____

Landlord Initials _____

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Cornucopia Vacation Home

Check-in/Check-out Sheet

Check-in:

Unless otherwise noted, the property will be open and keys will be on the kitchen counter.

All beds have clean linens and there is a set of bath towels for each guest and various hand and kitchen towels. We do not provide fresh towels or linens during your stay. If you wish to freshen them, you can use the provided washer/dryer.

Please see the three ring binder on the kitchen counter. It includes a list of "Things to do nearby" and many brochures and maps.

Please see the Welcome to Our Vacation Home document on the kitchen counter for additional information about the property.

The wifi password is located on the router located on the desk in master bedroom.

Look over property and advise Landlord of any issues. If you do not make note of any issues or damages, then the property is presumed to be in acceptable and undamaged condition at the start of your stay. If you do note any damages or issues, please call this number: 330-719-9007.

Check out:

Do not make or strip any of the used beds

Place any dry used towels in the laundry basket. Please leave any wet/damp towels on the towel racks.

Wash any cooking dishes and utensils.

Load and start the dishwasher.

Place all garbage and recyclables in the appropriate containers in the garage.

Please store any games/sport equipment used during your stay in the shed.

Please sign the guest book located on the counter.

Leave the keys on the kitchen counter and lock the house and garage.

Renter Initials _____

Landlord Initials _____