

**GARDEN VIEW GUEST HOUSE/THE LOFT RENTAL
AGREEMENT**

Guest Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email Address: _____

Drivers License: _____ Number of Vehicles: _____

Number in Party: _____ Adults: _____ Children: _____

Arrival Date: _____ Departure Date: _____

Reservation/Security Deposit Charged to Credit Card: \$200.00

Total charges for Guest Stay: \$ _____

***RATES:**

Sun. – Thurs.\$119 per night

Fri. – Sat.....\$129 per night

Based on single or double occupancy
overnight

Additional guests: \$25 each per night

Children 12 & under stay free with adult

Maximum occupancy: 6 overnight guest

Certain holiday and seasonal rates may apply

*** ADDITIONAL CHARGES PER SPECIEAL EVENTS**

(Holiday gatherings, dinner parties, birthday/anniversary parties, bridal/baby showers, weddings, etc.)

6 - 10 persons \$50.00

10 - 15 persons \$75.00

15 - 35 persons \$100.00

***RESERVATION/SECURITY DEPOSIT:** Your reservation/security deposit is billed to your credit card. It is in place for incidents that may occur, or it will be charged if a 72 hour cancellation was not made. This will secure your reservation until check in. This deposit is not part of any payment for your stay and will be converted to a security deposit upon your arrival. To hold your reservation, you will need to print this and email it back to me in PDF form. along with your credit card number.

***CANCELLATION:** If you cancel your reservation 72 hours before your arrival, you are entitled to a full refund. If you cancel less than 72 hours prior to your scheduled arrival, your reservation is considered non-refundable.

***CARE OF PROPERTY:** You are responsible for maintaining the premises in a neat and sanitary condition. At The Guest House a trash receptacle is provided near the garage at the back of the property with trash pick up every Monday. There is no garbage receptacle at The Loft, when you get a full bag, you can call Bill to come for pick up or drop it off at The Guest House receptacle.

Upon departure, turn off all lights, close and lock all windows and insure that everything is in its original location. All flooring is susceptible to scratches with furniture or items dragged or pushed across the floor. no furniture is to be moved with out prior approval. The murphy beds at the Loft are not to be raised, as they are heavy and have a certain procedure in putting them away. Place all dirty dishes in the dishwasher, and start it. Please wipe down counters and stove top. Place all used towels in the hamper located in the front bedroom. You will be responsible and notified by phone for any damage or losses to the house and property or for any **ADDITIONAL** cleaning fees beyond normal wear and tear. This would be deducted from your security deposit.

***KEYS:** Guests agree to leave keys locked inside the house upon departure or pay a \$50.00 lost key fee. If a guest loses their key during their stay there will be a \$15.00 key delivery fee.

***INVENTORY:** The guest house is equipped with linens, towels, cooking utensils, pots and pans, dishes and small appliances. These items are inventoried before and after every guest stay. You will be charged for any missing items.

***CONDUCT:** You and your party agree not to disturb the neighbors with loud noise, outdoor music, or unlawful or unsafe behavior. If you allow or participate in such behavior, you will be asked to leave and will forfeit the remainder of your rental fee and deposit. Participation in unlawful activities including property damage, environmental destruction, or public nuisance violations are cause for eviction.

***STAIRS:** The Loft is located on the second level, with access by stairs only. the loft stairwell is not sound proof to the business on the lower level, so please be considerate, when your going up and down or communicaitng from the two floors.

The Guest House bedrooms are on the second level, with access only by stairs.

If staying at The Guest House, please be sure to notify your guests of the step up in the sun room.

If staying in The Loft, please be sure to notify your guests of the step down going to the living room.

***OCCUPANCY:** Occupancy at any time greater than the stated amount will result in the termination of rental with no refund and forfeiture of deposit.

***PETS:** No pets are allowed.

***SMOKING:** The house and loft are smoke free environments. If a guest smokes outside the house/loft, they are responsible for insuring that items are properly extinguished, and the yard is free of butts and trash.

***FIREWOOD:** *The only wood permitted to be used in the fireplace or fire pit is what is purchased from The Garden View Guest House only. Firewood bundles are available for \$5.00 each.*

***VEHICLES:** *The only vehicles permitted at the property are those that are agreed upon in the rental agreement.*

**Parking for the Guest House is in front of either garage or on the street. Due to the village ordinance, parking is prohibited on any street Nov. 1st through April 1st from 2am -6am for snow removal.*

**Parking for The Loft is across the street in the parking lot. For your convenience you can park out front for loading or unloading if it's available. Due to the village ordinance, parking is prohibited on any street Nov. 1st through April 1st from 2am -6am for snow removal.*

***CHECK IN/CHECK OUT TIMES:** *Check in time is after 4:00 P.M. on the date of arrival, while check out time is 11:00 A.M. on the date of departure. Upon departure please call or text me at 269-838-2083.*

***PROPERTY:** *Owner, Bill Rogers reserves the right to show the house/loft to prospective renters and enter the house/loft for any reason. You will be notified in advance.*

***DISCLAIMER:** *Garden View Guest House/The Loft and its owner, Bill Rogers, are not responsible/liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by renters, or by any person who may at any time be using, occupying or visiting the rented premises or be in, on, or about the premises.*

By initialing below, you are authorizing Garden View Guest House/The Loft/Bill Rogers to charge your reservation/security deposit on the credit card that was given at the time of booking.

Credit Card number _____

expiration date _____

security code _____

Initial Here: _____

Guest Signature: _____ Date: _____

Emergency Contact: _____ Phone: _____

Rental Agreement

GARDEN VIEW GUEST HOUSE/THE LOFT RENTAL CHARGES

RESERVATION/SECURITY DEPOSIT: \$200.00

DAILY RATE \$ _____ NUMBER OF NIGHTS: _____

TOTAL AMOUNT: \$ _____ (Security deposit will be refunded after stay.)

***GARDEN VIEW GUEST HOUSE
804 THIRD AVENUE
LAKE ODESSA, MI 48849***

***269-838-2083
gardenviewlakeodessa.com***

***THE LOFT
1037½ FOURTH AVENUE
LAKE ODESSA, MI 48849***

269-838-2083