

The Lake Cabins Resort

626 E. State Street, Fife Lake, Michigan 49633

231-570-4242

1. CHECK IN TIME is after 3:00 p.m. CHECK OUT TIME is before 11:00 a.m. No early check-ins, no late check-outs without management permission.
2. Our units are **NON-SMOKING**. Any person smoking in our units **will incur a \$150.00 charge** per person, per occurrence.
3. Pets? (need to talk with owners) If pets are approved, a \$45 additional cleaning fee will be assessed per pet, as well as a \$100 additional refundable security deposit.
4. Damage/Security Deposit – procedures/ requirements are as follows; One responsible adult with a credit card per unit. The credit card information must be on file at check in for security deposit. Also, persons staying at our resort must sign our guest register for the unit they are occupying and sign our release of liability for the use of the beach and watercraft. The responsible adult assigned to each unit must sign register with persons and number staying in each unit with 21 or under. The register must be completed and returned with final payment.

No charges will be made provided the following provisions are met:

- a) No damage done to unit or its contents.
- b) No damage is done to any resort amenities, inside or outside, including boats, docks, sea wall cabins, landscaping, etc..
- c) No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
- d) All debris, rubbish, and discards are placed in the dumpster, and soiled dishes are cleaned. Refrigerators are cleaned and floors swept, broom clean.
- e) No linens or pillows are lost or damaged.
- f) No furniture inside or outside is lost or damaged.
- g) All dishes/kitchen items are returned to appropriate cabins.
- h) All keys are left in the dropbox. All units are to be locked upon exiting. (\$25 charge for lost keys)
- i) All charges accrued during the stay are paid prior to departure.
- j) The renter complies with all of the regulations stated in this document.

5. Payment Procedures

- Fifty (50%) percent deposit to hold reservation.
- If payments are not received when due, dates can be re-booked to other guests.
- Downpayments are non-refundable.
- Dates may be changed if openings are available. Subject to management team approval.
- These are no refunds for partial weeks or early departures - Please make payments by credit/debit cards

6. Maximum Occupancy. The maximum number of guests per unit is limited as follows. - Chalet-upper, Chalet-lower, (2) premium cabins, (4) standard cabins.

- Chalet-upper-8
- Chalet-lower-8
- Chalet Combined-16
- Premium Cabins-8
- Standard Cabins-6

7. No RV's, campers, or tents are allowed.

(An additional charge of \$250.00 will be assessed for each unauthorized RV, camper, or tent.

8. An additional \$75.00 per night for unauthorized guests or in addition to above limits will be assessed.

9. Length of Stay

- This resort requires a 3 night minimum stay during the summer season.

- This resort requires a two night minimum stay in spring, fall, and winter seasons. Longer minimum stays may be required during holiday, deer season, etc.

10. **No daily maid service.** We do not permit any linens, pillows, comforters, couch pillows, or mattresses to be removed from the cabins at any time. We do suggest you bring additional beach towels, paper products, bath soap, and shampoo. **We will change out towels on Monday and Thursday.**

11. Rate changes. Rates are subject to change at any time without notice unless you have a signed agreement with a deposit paid.

12. Falsified Reservations. Any reservation obtained under false pretense will be subject to forfeiture or payments, deposits, and/or rental monies. The parties will not be permitted to check-in.

13. Written Exceptions. Any exceptions to the above mentioned policies must be approved in writing by the management team in advance.

14. Parking will be limited to two vehicles per cabin. Vehicles are to be parked in the designated parking areas only. Parking on the road is not permitted by local zoning laws. Any illegal parked vehicles are subject to towing; applicable fines and towing fees are the sole responsibility of the vehicle owner.

15. Use of the beach and water.

- Fife Lake was voted best inland lake in Michigan. Please help keep the lake beautiful. Do not discard anything in the lake. **PLEASE DO NOT FEED THE DUCKS** or other waterfowl. They stay and poop on our dock and beach if you feed them and they will harass you for more food and attract sea gulls. They will not starve and will do fine without your donuts or potato chips. Trust us.

- There is not a lifeguard on duty, swim at your own risk.

- You use the property, buildings, bicycles, fire pits and watercraft at your own risk. - For your safety:

1. No diving at any time

2. No swimming alone, swim at your own risk

3. All children to be accompanied by an adult at all times. Bring your own lifejackets.

4. No pets on the beach or in the water

5. No person or persons allowed on fences or beyond fenced areas. Please be good neighbors and stay within the property lines of the resort.

17. Boats/Watercraft/ATV/Snowmobiles

- Although we do allow our guests to bring their own items as listed above, we request that all such equipment be registered prior to your arrival. All listed items not registered will be subject to a \$100 charge.

- No more than one boat or watercraft per cabin. Watercraft in excess will be charged \$100.

- Guest must provide their own lines, bumpers, etc. Damages to our dock by your watercraft will be billed to your credit card on file.

- No boats or watercraft allow in clearly marked swimming area at any time.

- Life jackets & helmets are not provided by the resort. Our management team does encourage life jacket and helmet use. All Michigan laws regarding such use is the responsibility of the guest.

18. Weather, storm, and road conditions. No refund will be given for weather related issues. We are located in the heavy snow belt area of Northern Michigan, therefore, lakes and roads can be snow covered, icy, etc. Roads are well maintained county roads. However, we do not refund due to weather conditions; summer or winter.

19. The Lake Cabins Resort is not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. The Lake Cabins Resort is not responsible for the loss of personal belongings or valuables of our guests.

20. Bonfire pits are available for guest use at their own risk. You will be assigned a fire pit upon arrival. The lower pit and lower beach is restricted after dark to main house guests only. Do not light or keep excessively large fires. Only burn wood or kindling. No trash, styrofoam or other debris is to be burned. Fire starter is provided, please **do not use lighter fluid, gas or other chemicals to start the fire**. No fireworks may be discharged on Lake Cabins Resort property.

- The risk of injury from water sport activities and bicycle use is a significant issue, and while particular skills, equipment, and personal discipline may reduce such risk, the risk of an injury occurring still exists. Enjoy the amenities at your own risk.
- I knowingly and freely assume such risk, both known and unknown, even if arising from the negligence of myself or others, and assume full responsibility for my participation and for those in my group.
- By accepting this reservation, it is agreed that all guests are expressly assuming the risk of harm arising from their use of the premises or others whom they invite to use premises.

By signing below, I agree to all terms and conditions of this agreement (3pgs).

Dates requested for reservation:

Building:

50% deposit will secure your reservation

Cleaning Fee: *(Will only be charged if agreement is not met as stated above)*

Pet Security Deposit: \$45 per pet will be charged at the time of arrival. Owners are expected to clean up immediately after your pet upon deposit of any waste. Pets must be on a leash or in a crate at all times.

Signature for rental agreement:

Print:

Date:

___Address:

City, State _____

Zip _____

Phone: _____

Email: _____

License Plate/Make of vehicle(s):