



Rental Agreement/Cancellation Policy

TERMS AND CONDITIONS

A completed "**Rental Agreement**" is required within 10 days from booking to hold your reservation. The Rental Deposit (50% of the Rental Fee) is due upon receipt. Review and acceptance of the Rental of Young's Cabin Terms Conditions which, is made part of this rental agreement is required before a confirmation will be issued.

RATES

Rates are quoted on a per night, per week or per month basis as noted. Unless specified, check-in time is after 3:00 p.m., and check-out by 10:00 a.m. on the day of departure. All properties represented by the rental of Young's Cabin comes fully equipped with linens, dishes, utensils and an initial supply of soap and paper goods.

CHECK IN AND CHECK OUT TIMES

Check-in is after 3:00 pm | Check-out is by 10:00 am.

Unless otherwise arranged with Young's, the 10:00am check-out time is crucial for the cleaning contractor to perform housekeeping duties. Therefore, please note that unauthorized late check-outs will be subject to the loss of security deposit.

RESERVATIONS AND PAYMENTS

There is a 2-night minimal stay for reservations. Completed Rental Agreement and 1st payment must be received and approved by Young's Cabin Manager before a confirmation will be issued. No grace period will apply. Final payment, consisting of the remaining balance, sales tax, and security deposit, must be received by final payment date (or immediately if booked less than thirty (30) days in advance of renter arrival). Failure to make final payment on a timely basis will make reservation subject to automatic cancellation and loss of first payment.

CONDITION OF RENTAL

The cabin shall be in the same condition upon departure as at check-in. Normal wear and tear excepted. Young's employees may enter the cabin at reasonable times to make repairs or provide maid service. Renter must immediately notify Young's of fire or other damage to cabin. Renter shall be liable for all acts of the family, invitees, or other persons invited onto the property. Renter may not sublet or assign this Rental Agreement. Renter shall be responsible to return all keys to Young's Cabin Manager upon departure. Renter shall not bring any pets onto the property. **Renter will not smoke indoors.** No parties or events of any kind shall be allowed without prior consent. A violation of this policy will result in the loss of security deposit. Renter understands that there are certain inherent risks to person and property located adjacent to the lake or to the golf course, including the possibility of drowning or being struck by a golf ball. Renter acknowledges that Young's will not rent the cabin unless the Renter accepted this condition.

NO PET POLICY

If a pet is seen on the property by one of our staff during your stay and has not been approved, you will be asked to leave immediately and no refund will be given. If residue of a pet is found during our inspection following check-out you will forfeit your security deposit.

SECURITY DEPOSIT

Young's require a security deposit to protect against any damages to and/or loss of items from the cabin and to assure payment of items charged to the Renters' Account. The deposit will be held in Young's Account and will be returned, minus deductions, not later than 7 calendar days after the termination of the agreement. Young's Cabin Manager must give you a written statement at that time explaining any deductions. Deductions can be made for the following reasons: to repair or replace anything that is damaged or missing; to pay any and all amounts due; to replace all keys; additional cleaning expense due to excessive dirt (i.e. stained carpets, furniture, walls, appliances, etc.) and put the unit, and the things in it, in the condition when you moved in. Renter's credit card will be charged if damages exceeds the security deposit.

LIMITATION OF LIABILITY

Under no circumstances shall Young's be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract or otherwise in law or equity as a result of rendering of the services or accommodations as described or substituted and including, without restricting the generality of the foregoing as a result of any delay(s), substitution(s), rescheduling(s) or change(s) in the provision of services or land accommodations by Young's or by reason of military actions, revolution or acts of God, government agencies, or unforeseen circumstances. Young's will not be liable under any circumstances, including substitutions, to refund any unused portion of booked accommodations or services. Some activities in which renter engage are especially dangerous and include fishing, boating, golfing, swimming, hiking, and biking. Therefore, each renter agrees that he/she is voluntarily participating in any and all activities, risks, and use of the accommodations, and hereby assumes all risk of injury, illness, damage or loss to person and property that might result, including, without limitation, any loss or theft of personal property. By booking this cabin, renter acknowledges that in all events and circumstances, Young's, and employees shall not be liable. Young's Cabin Manager reserves the right to cancel or rescind any Rental Agreement if it is found that the renters are conducting unlawful activities, have made any misrepresentations about the nature or size of the group or use of the group or the use of the cabin.

CHANGES TO A BOOKING

CANCELLATION AND REFUNDS

In the unfortunate event a booking is cancelled by the renter 60 days before the start of the stay, renter will receive a 100% refund. For bookings cancelled up to 30 days before the start of the stay, renter will receive a 50% refund.

CATASTROPHIC EVENTS & EMERGENCY EVACUATIONS

If a catastrophe (hurricane, tornado, earthquake, flood, fire, or wild fire etc.) or any situation simply beyond our control impairs the cabin, Young's is not responsible for finding alternate lodging for the renter. There will be **NO REFUNDS ISSUED FOR EMERGENCY EVACUATIONS**. There will be no refund given to a renter as a result of unfortunate circumstances outside of Young's control. For example, Young's shall not be liable for unfavorable weather, acts of God, disruption of utility services, malfunction or breakdown of appliances, or other equipment such as TVs, or DVD players.

ADDITIONAL POLICIES

Young's shall make repairs as expeditiously as possible after being notified by renter. Young's and contracted repair professionals shall have the right to enter said cabin during reasonable hours to examine and make such repair(s) as may be deemed necessary for the safety or comfort of renter. There will be no refund issued to renter as a result of the repairs or time required to complete them.

Should renter breach any of the terms of this Agreement, renter shall be liable for all costs, damages and expenses incurred including reasonable attorney's fees. In the event that any actions or

proceedings are initiated by either party with respect to this Rental Agreement, the parties agree that venue thereof shall be in the county within which the above described cabin is located within the State of Michigan.

Upon request of the renter, any personal items left behind will be returned C.O.D. at renters' expense through a mailing service.