

“THE CONVENT”
VACATION RENTAL & RETREAT CENTER
RENTAL AGREEMENT

1. Holy Cross Catholic Church agrees to the rental of the premises known as “The Convent” Vacation Rental & Retreat Center.

This agreement made between _____ [Name]

_____ [Address]

_____ [Email] _____ [Phone]

and Holy Cross Catholic Church, Beaver Island, Michigan.

2. The Property “The Convent” Vacation Rental & Retreat Center

Located at: 26318 Bonner Avenue, Beaver Island, MI 49782

3. Period and Guests

Total number of people in renting party _____ Adults, _____ Children,

Maximum occupancy is 16 persons (including children over one year)

_____ [name] is an adult and will be an occupant of “The Convent” Vacation Rental & Retreat Center during the entire reservation period, and that other occupants will be family members, friends, responsible adults, or children under direct supervision.

Rental period begins at 3:00 PM on the _____ day of _____, 20____

and ends at 10:00 AM on the _____ day of _____, 20____

**Late check out will result in \$100 per hour fee for each hour guests overstay. *Sorry NO Exceptions.*

4. Rental Amount

Total rental amount for the period is \$_____

5. Security Deposit

Security Deposit: \$_____

Total Deposit and Fees Due with Signed Agreement: \$_____

Advance payment of at least 50% of your rental amount is required at the time of reservation. A refundable security deposit of \$800.00 (\$400.00 off season nightly) is required to complete the booking. Any balance is due no less than 14 days prior to your stay.

**Please read Rates & Conditions for full details.*

6. Maintenance and Repairs

Renters shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Renters shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined as being immediately habitable by the next Renters. Renters shall pay for maintenance and repairs should the premises be left in a lesser condition. The Renters agree that the *Holy Cross Catholic Church* shall deduct costs of said services from the security deposit prior to refund if Renters cause damage to the premises or its furnishings.

7. Removal of Items

Renters and Renters' Guests must not remove Furnishings, appliances, grills, or miscellaneous items from "*The Convent*" Vacation Rental & Retreat Center. Items must stay on the property. ie: couches, lawn chairs, microwaves, grills, coffeemakers, etc. Indoor Furniture must remain indoors. ie: couches, chairs, beds, etc.

8. Trash

Renters are responsible and shall dispose, remove and transport of all waste/trash materials generated during the rental period to the *Beaver Island Transfer Station*. All cans and bottles that are returnable should be redeemed by the Renters before departure.

9. Animals or Pets

No animals or pets of any kind will be brought onto the premises. Violation of this will result in removal from the property without a refund. A \$500 fee will be kept from your security deposit if animals or pets are detected on the *"The Convent" Vacation Rental & Retreat Center* property.

10. Subletting

Renters **do not** have the right to sublet the *"The Convent" Vacation Rental & Retreat Center* property.

11. Quiet Enjoyment

The Renters and Renters' Guests shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Renters and Renters' Guests shall not create noise or disturbances likely to disturb or annoy the surrounding property owners.

12. Smoking

Smoking is not permitted in or on *"The Convent" Vacation Rental & Retreat Center* property. A \$500 fee will be kept from your security deposit if smoking is detected in or on *"The Convent" Vacation Rental & Retreat Center* property.

13. Liability

The Renters and Renters' Guests shall hereby indemnify and hold harmless *Holy Cross Catholic Church* and any and all of its Representatives and employees against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Renters expressly recognize that any insurance for property damage or loss which the *"The Convent" Vacation Rental & Retreat Center* may maintain on the property does not cover the personal property of Renters, and that Renters should purchase their own insurance for Renters and Renters' Guests if such coverage is desired.

14. Use of Property

Renters and Renters' Guests expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Renters and guests do not intend to make the property a residence or household.

15. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

16. Fireworks

Renters and Renters' Guests agree that Fireworks and other hazardous materials shall not be used in or around *"The Convent" Vacation Rental & Retreat Center* property.

17. Illegal Use

Renters and Renters' Guests shall use the property for *legal purposes only* and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

18. Possessions

Valuables and items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 6 months *Holy Cross Catholic Church* shall not be held liable for condition of said items.

19. Cable TV

Cable TV is provided and service level has been chosen by the *Holy Cross Catholic Church*. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to cable TV service.

20. Internet

High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

**I have Read and Understand the "Rates & Conditions" and "Rental Agreement"*

Renter's Signature _____ **Date** _____

Print Name _____

Please RETURN the signed document along with security deposit and at least 50% of rental amount payable to "The Convent". Any balance due must be received no less than 14 days prior to your stay.