

VINTAGE PORCH RENTAL AGREEMENT - DIRECT RENTAL WITH OWNER

Carrie Unze, hereinafter, "Owner", Email: info@vintageporch.com, and _____

Hereinafter, "Renter", Email: _____ do hereby agree as follows:

1. Description of Lease Premises:

Renter shall rent Vintage Porch from Owner located at 408 5th Ave W, Shakopee, MN 553379

2. Rental Period

Said rental term shall begin on (day) _____ (date) _____ at (time) _____ and shall end on (day) _____ (date) _____ at (time) _____.

Renter shall advise Owner if Renter vacates prior to the end of the rental period at which time occupancy of the premises revert to Owner. There shall be no refund for early vacating.

3. Rent

Only guests referred to below may stay overnight.

Guest #1:	Guest #7:
Guest #2:	Guest #8:
Guest #3:	Guest #9:
Guest #4:	Guest #10:
Guest #5:	Guest #11:
Guest #6:	Guest #12:

Rates are:

Weekends Friday thru Sunday* (Two Night Min Stay Required)

Prior to 1/1/2020 - \$129.45 Per Person, Including Tax, Minimum of 8 Guests, Max 12

1/1/2020 & Later - \$145.63 Per Person, Including Tax, Minimum of 8 Guests, Max 12

*Add on Thursday or Sunday night for Free

**Prices subject to change

Weekdays Sunday thru Thursday – Add onto your stay

Prior to 1/1/2020 - \$32.26 Per Person, Including Tax

1/1/2020 & Later - \$36.45 Per Person, Including Tax

4. Damage Deposit

\$200, Separate check to Owner

A Renter shall pay a damage deposit in the amount of \$200. The damage deposit checks shall cover any type of damage. The damage deposit check shall be destroyed after the rental period unless needed to pay for damage. If so, Owner may withhold any amount of money from said damage deposit as payment towards any damage caused by Renter or Renter's guests. Renter agrees to indemnify and hold Owner harmless for any claim of injury or damage brought by any third party during the rental period.

5. Cancellation

In case of a cancellation, Renter must cancel 60 days prior to your rental dates in order for a full refund. If after the 60 day period, no refund will be provided.

6. Pets

Vintage Porch is a pet-free home. We do not allow pets on the property.

7. Plumbing

Toilets:

- Do not flush sanitary products down the toilets.
- Do not flush paper towels, wet wipes or other paper products other than toilet paper.
- Use plungers if necessary to remove blockage.

Sinks:

- Scrape food waste off plates into garbage, avoid pouring grease/oil down the drains.

8. Smoking & Candles

Renters shall not smoke inside Vintage Porch. Smoking is allowed outside. Please use containers for cigarette butts.

Candles, electric blankets and space heaters and any other potential fire hazard are not allowed.

9. Owners Right to Enter

Owner may enter the premises for any reasonable business purpose. Owner must first make a good faith effort to give Renter reasonable notice of intent to enter. Owner may enter the premises in an emergency. Owner or his maintenance workers may also mow the grass, remove garbage or conduct miscellaneous and routine maintenance during the rental period.

10. Damage or Injury to Tenants or Tenants' Property

Owner shall not be held responsible for any injury or damage that was not caused by his/her negligent act. Renter agrees to indemnify and hold Owner harmless for any claim of injury or damage brought by any third party during the rental period.

11. Renter's Duties at Conclusion of Rental Period

- a) Garbage – Please collect all garbage, cigarette butts and recycling and place in garbage bins by the garage (yellow lid is recycling)
- b) Dishes – Run dishes through dishwasher and put them back into the cabinets, please do not leave dishwasher on when you leave or dirty/clean dishes in the dishwasher/sink.
- c) Coffee Pots & Toaster – Please unplug all coffee pots/toaster
- d) Food – Please take any leftover food from cabinets, refrigerator, freezer
- e) Electric Tools – Unplug any crafting supplies such as embossing tools, irons, etc...
- f) Accidents/Repairs – If something was broken, leave us a note so that it can be taken care of for future guests
- g) Windows & Doors – Close and lock all windows and doors
- h) Lights – Turn off all lights
- i) Vintage Porch Key – Please place back in lockbox

12. Law

Renter and Renter's guests shall abide by all Federal, State and County Laws

13. Sub Lease

Renter shall not sub-lease the Premises

14. Terms

Where appropriate, singular terms include the plural and plural terms include the singular

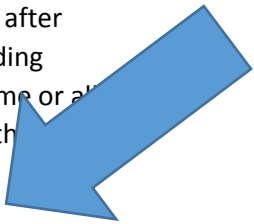
15. Act of God

If, prior to the rental period, Vintage Porch becomes uninhabitable due to fire, damage, Act of God or the like, Owner shall refund to Renter all monies paid by Renter. If any events as described occur during the Rental Period, Owner shall refund a pro-rated amount of all monies paid by Renter.

Owner shall not be liable for any consequential or incidental damage due to any event as described that make the Retreat uninhabitable.

16. Housekeeping

There is no daily housekeeping. There are some linens and towels provided. Please remember that this is a housekeeping retreat. We will be happy to do the laundry, deep clean and vacuum after your stay, but we would be most grateful if you would make sure that all of the trash, including cigarette butts are placed in the garbage cans outside. We reserve the right to withhold some or all of the damage deposit in case we incur an extra charge for cleaning that is over and above the norm.



OWNER:

RENTER: PLEASE FILL OUT

(Carrie Unze)

(Signature Required)

(Print Name)

Date: _____

Date: _____

Address: _____

City, State, Zip: _____

Cell:
Carrie Unze 612-309-0838
Brian Unze 612-309-8163
Email: info@vintageporch.com

Cell:
Email:

Please make checks payable to Carrie Unze

Please email signed rental agreement to:
info@vintageporch.com or mail to
1245 Miller Street, Shakopee, MN 55379