

SHORT TERM RENTAL AGREEMENT

(Weekly/Monthly)

This agreement made this _____ day of (mo.) _____ (yr.) _____ is between David and Kristi Phillips, hereinafter called Management, and _____, hereinafter called Renter. Management agrees to rent to Renter home located at 5331 Michigan Road, Topinabee, MI 49791, under the following conditions:

Term:

1. This rental agreement shall be for _____, beginning 4:00 pm (mo./day) _____ (yr.) _____ and ending 11:00 am (mo./day) _____ (yr.) _____.

Deposit:

2. A nonrefundable \$250 deposit will be required with signed contract to hold the rental. This deposit will be applied to the rent. Management will acknowledge receipt of deposit by signing contract and mailing a copy of contract with a receipt for the deposit to Renter.

Damage Deposit:

3. A refundable \$200 damage deposit will be required which will protect Management against damage or theft to the property. The deposit will be returned within 14 days after Renter vacates the property if unit has not been damaged and no theft has occurred. The deposit may be applied by Management to satisfy all damage repairs caused by Renter or to replace stolen items. Such act shall not prevent Management from claiming damages in excess of the deposit.

Due 2 Weeks Prior to Rental:

4. Remaining rent of \$500, and a refundable \$200 damage deposit, as stated above, for a total of \$700 is due 2 weeks prior to occupancy.

Hold Over:

5. Renter shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

Sublet:

6. Renter may not sublet residence or assign this rental agreement without written consent of Management.

Fire and Casualty:

7. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages.

Right of Access:

8. Management or Management's agents shall have the right of access to rental for repair and maintenance during reasonable hours. In case of emergency, Management or Management's agents may enter at any time to protect life and prevent damage to the property.

Use:

9. Rental shall be used so as to comply with state, county, and municipal laws and ordinances. Renter shall not use rental or permit it to be used for any disorderly or unlawful purpose or in any manner so

