

## RENTAL RULES AND REGULATIONS (Rev # 4)

1. **CHECK-IN TIME:** 4 PM (EST). We can not provide for early check-in unless agreed in advance and in writing.
2. **CHECK-OUT TIME:** 10 A.M. EST. Due to incoming guests late check out is not possible.
3. This is a **NON SMOKING** home. Absolutely NO smoking is permitted anywhere inside the home, recreation areas, garages or porches under any conditions. Should you elect to smoke on the grounds please kindly deposit butts etc. in the cans that are provided so as to not offend other guests.
4. **PETS** are not permitted at the Chateau or on the grounds under any conditions.
5. **AGE:** Chateau Cou Rouge is not available for vacationing students or singles under 25 years of age.
6. **INITIAL/RESERVATION PAYMENT:** An initial payment equal to 50% of the rental rate is required within 15 days of reservation. The initial payment will be applied towards the house rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Chateau Cou Rouge, LLC. The BALANCE OF RENT is due thirty (30) days before your arrival date.
7. **SALES TAX:** A six (6%) percent State of Michigan sales tax is due on the total of the rent amount and is due with your final payment.
8. **CLEANING/SECURITY DEPOSIT:** A cleaning/security deposit of \$200 is required and should be included with your initial payment. The deposit is **NOT** applied toward rent; however, it is fully refundable within thirty (30) days of departure, provided the following provisions are met:
  - a. No damage is done to home or its contents, beyond "normal wear and tear".
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in the trash dumpster, and soiled dishes are placed in the dishwasher and cleaned.
  - d. Key is returned to lockbox and all doors are locked.
  - e. No linens or towels are lost or damaged.
  - f. The renter is not evicted by the owner (or representative of owner) or the local law enforcement.
  - g. No additional guests are staying at the Chateau beyond the total number agreed at the time of confirmation of the reservation.
  - h. All charges accrued during stay are paid prior to departure.
9. **CANCELLATIONS** – Cancellation will result in a forfeiture of 25% of the advance payment. Early departure does not warrant any refund of rent or deposit.
10. **MAXIMUM OCCUPANCY** – The maximum number of guests is limited to eighteen (18) persons. Any additional persons staying in a camper, in the home or on the grounds must be approved in advance and a charge of \$5.00 per additional person per night will be charged. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**
11. **LONGER MINIMUM STAYS** – may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. **TOWELS/LINENS** – Rates include a one-time linen/towel setup.
12. **NO DAILY MAID SERVICE** – While linens and bath towels are provided, daily maid service is not included in the rental rate but is available at an additional rate. We suggest you bring your own beach towels. We do NOT permit towels or linens to be removed from the unit.
13. **RATE CHANGES** – Rates are subject to change without notice.
14. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
15. **PARKING** – There is ample parking at the Chateau and parking on the lawn is permitted.
16. **HOT TUB** – No children under the age of 12 permitted in hot tub at any time. When using the hot tub, remember that there is a certain health risk associated with it. Use at your own risk. Our housekeeper drains, sanitizes, refills and replenishes chemicals in the tub prior to your arrival, therefore it may not be available to use until later that evening of your check-in. Hot tub covers are for insulation and are not designed to support a person or persons. **PLEASE DO NOT STAND ON THE HOT TUB COVER.** It will break and you will be charged for replacement. Remember, when not using the hot tub, please leave cover on with security straps fastened so that it will stay warm and the wind will not blow it off.
17. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms or adverse weather. We do not refund due to road conditions and/or storms. However, if we are able to accommodate next day check-in we will be happy to do so.
18. **FITNESS CENTER** – A small fitness center is provided for the use of guests. The owners assume no responsibility for injury of any kind. Please ensure that no children use the fitness center without adult supervision and that all overhead plumbing is not tampered with in any way.
19. **GAME ROOMS** – Two game rooms are provided for the enjoyment of guests. Please ensure that adult supervision is provided at all times to avoid potential injury and/or damage to equipment such as the pool table etc.
20. **ANTIQUES** – The Chateau is filled with both built-in antiques and decorations collected by the owners from around the world. Please kindly ensure that they are protected. A digital inventory is accomplished before check in and a notebook is provided room by room to answer some of the questions concerning where the items originated and their history.
22. **LIABILITY** - This home is privately owned and the owners are not responsible for accidents, injuries or illness that may occur while guests are on the premises. The owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises and any others they invite to use the premises.

- 23. ORIENTATION** – The owner (s) will normally be present for check-in to provide an orientation of the facility, grounds, mechanical systems and answer any questions you may have. You can contact the owners on either 231-883-1186 or 231-883-1182. There are brochures of things to see and do in the area at the Chateau and a book with menus from several eating and drinking establishments in the area. Please feel free to call the owners for recommendations.
- 24. WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved, in writing, in advance of arrival.

By signing below, I agree to all terms/conditions of this agreement:

\_\_\_\_\_  
Guest/Responsible Person

\_\_\_\_\_  
Guest/Responsible Person

Dated this day of \_\_\_\_\_, 20\_\_\_\_