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**Knutson Property Services and**

Cabin Rentals, LLC - Rental Agreement

61907 Rush Creek Rd. Ferryville, WI 54628

**Phone:** (608) 648-2000 **Fax:** (608) 648-2503

loghomerentals@gmail.com

Thank you for choosing KPS. Please mail, fax or email the completed Rental Agreement to Knutson Property Services within 5 business days of making your reservation (contact information listed above).

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| RENTAL TERMS |
| Guests agree to rent the following property from Knutson Property Services, LLC. (check box next to property) |
|  Hidden Creek |  Murph’s Hideaway |  Sunset  |  The Pines |  Walnut Creek River View Lodge |
| From **\_\_\_ / \_\_\_ / \_\_\_** through **\_\_\_ / \_\_\_ / \_\_\_** which shall constitute the original term of this lease agreement.(check-in date) (check-out date) |

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| APPLICANT INFORMATION |
| **Name of Applicant:** |
| **Email Address (required):**  | **Date of Birth: \_\_ \_\_ / \_\_ \_\_ / \_\_ \_\_** |
| **Street Address:** |
| **City:**  | **State:** | **Zip code: \_\_ \_\_ \_\_ \_\_ \_\_** |
| **Home Phone:** (\_\_ \_\_ \_\_) \_\_ \_\_ \_\_ - \_\_ \_\_ \_\_ \_\_ | **Cell phone:** (\_\_ \_\_ \_\_) \_\_ \_\_ \_\_ - \_\_ \_\_ \_\_ \_\_ |
| **PAYMENT INFORMATION** |
| **Credit card, check or cash** are accepted. To secure your dates, 50% of the total rental fee + the non-refundable cleaning fee and pet deposit if applicable is due upon making your reservation. The remaining balance must be paid **prior to your check-out date**. If paying by credit card, balance must be paid in full **prior to check-in date**. If you have booked through another travel site (e.g., VRBO, Airbnb, HomeAway), your payment information is already on file and you do not need to re-enter it here. \*CC payments can also be made over the phone.  |
| **\*Type of Credit Card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  | **Name on Credit Card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| **CC #: \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_**  | **EXP: \_\_ \_\_ / \_\_ \_\_** | **CVV:** \_\_ \_\_ \_\_  |
| EMERGENCY CONTACT |
| **Name of a person not residing with you:** | **Relationship:** |
| **Street Address:** | **City:** |
| **State:**  | **Zip code: \_\_ \_\_ \_\_ \_\_ \_\_** | **Phone:** (\_\_ \_\_ \_\_) \_\_ \_\_ \_\_ - \_\_ \_\_ \_\_ \_\_ |
| GUESTS: The following persons, and only those named herein, shall occupy the rental: |
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Additional Terms and Guidelines

* Until confirmed, rates are subject to change without notice.
* Check-in time is **3:00 PM** – check-out time is **10:00 AM FIRM** (late fee may apply)
* No candles are allowed inside or outside the rental.
* No smoking allowed.
* No fireworks or firearms allowed.
* Observe reasonable rules for the property and respect the rights of others.
* Make no changes to the cabin, including modifications to the locks or moving of furniture.
* Upon departure, leave the balance of payment on the counter and return keys to lockbox.
* The rental cannot be transferred to anyone other than who is listed on the rental agreement.
* Only residents listed in this rental agreement are allowed to reside in the cabin.
* Campfires are allowed after 6pm (no fires allowed during high danger, per Wisconsin DNR).
* NO ATVs or snowmobiles are allowed on the property.
* Toilet paper, paper towels, linens, kitchen utensils and appliances are included.

Please contact KPS **immediately** if there is any damage to the property.

NO PETS ALLOWED AT HIDDEN CREEK CABIN OR RIVER VIEW LODGE

The hot tubs and WIFI are extra added amities and we do our very best to make sure these are working for you. If for some reason a Hot tub breaks down or the internet quits, we will do our very best to repair the problem but in worse case if we can not there will be no refunds or credit.

Cancellation Policy

Vacation properties are often booked many months in advance and the property will be held for your use. While the property is being held for you, we are not able to rent it to someone else. Therefore, like cruise, tour packages and airline tickets, when booking/reserving a vacation rental home, you will need to make a full or partial payment up front in order to hold the property. If you choose to cancel, your deposit will be applied to another date within a year to date of your original reservation. If you choose to cancel, we will re-open the dates. If successfully rebooked by another party, we will issue you a refund, minus a $50 service charge.

**X Initial here:** \_\_\_\_\_\_\_\_\_\_

By signing the agreement, the applicant (signee) is responsible for any damages to the unit or extra, beyond normal, cleaning that may be required. The responsible party’s credit card *WILL* be charged for such damages/cleaning at management’s discretion. You will be notified of the extra charges. If for any reason there is any confrontation or discrepancies you will be asked to leave the premise immediately with no refund of any amount. **X Please initial that you have read and agree to all terms of the agreement:** \_\_\_\_\_\_\_\_\_\_\_\_

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| Applicant signature: | Date: |

Pet Policy and Agreement (if applicable)

Dogs are allowed in our cabins at an additional, non-refundable fee of $95. You are also required to complete this Pet Agreement, in addition to the standard rental agreement. You are also required to have a credit card on file with KPS if you do not already, in case there are any damages caused by your pet. Note that any charges will be discussed prior to your card being charged.

The pet owner takes full responsibility of any damages that may occur or any extra cleaning dog/s shedding, damage done to cabin by chewing, clawing, or bathroom accidents. By signing below, you also agree that the pet will **NEVER** be left alone in the cabin for any period of time. You give us permission to charge your credit card for any and all damages done. Until confirmed, rates are subject to change without notice.

**X** Your name (print): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **X** Dog breed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **\*Type of Credit Card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  | **Name on Credit Card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| **CC #: \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_**  | **EXP: \_\_ \_\_ / \_\_ \_\_** | **CVV:** \_\_ \_\_ \_\_  |

**X** Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_