



Flambeau Lodges & Event Barn
 Holcombe Wi 54745
 715-595-4271
 Website: Flambeaulodges.com

Contact:
 Dave Kremer
 (651)269-8120
Dlkre64@aol.com or
dave@flambeaulodges.com

Date: CONFIRMATION OF RESERVATION AND RENTAL AGREEMENT

Tenant/Guest Name		Arrival Date & Time:	
Tenant/Guest Address		check In 3pm	
Tenant/City, State & Zip		Departure Date & Time: 11am	
Tenant/Guest Cell #1:			
Tenant/email:			
# adults # children			
# of dogs (need approval)			
Notes:			
Buildings			

Thank you for reserving your stay with Flambeau Lodges and Event Barn. The terms are as follows:

Rental Amount	\$
Dogs:(\$15 ea. per day w/approval)	\$
State & Local Taxes (5.50%):	\$
3.00% Credit Card Fee:	
Total Balance:	\$
Payment \$ Due to Hold Reservation/date due	\$500
Full Total Balance Due 90 days prior to reservation :	\$
** Damage Deposit: -- mail a separate check please	\$250 post dated check

Payment Method

Check, Cash, Visa, discover & Mastercard accepted

**** \$250 payment and deposit is due to secure your reservation. When payment and deposit is received, your dates will be reserved**

**** PLEASE mail a separate check for the \$250 damage deposit...feel free to post-date the check for your check in date**

Mail this agreement & deposit to:

Flambeau Lodges & Event Barn
 W9696 County Rd D
 Holcombe, WI 54745

CANCELLATION POLICY

1. All cancellations must be made through email or text with a phone call to dave 651-269-8120.
2. Cancellations made 180 days prior to occupancy date will receive full refund.
3. Cancellations made 90 days prior to occupancy date will receive back 1/2 of the rental fee and full damage deposit and tax.
4. Cancellations made less than 60 days prior to occupancy date and 'no shows' will forfeit the entire rental fee, but will receive back damage deposit.
5. Forfeiture of the accommodation will not apply in the event the owner is able to secure alternate booking for dates cancelled.

I (under signed) Understand the policies, terms, pricing, & payment instructions as fully presented

Tennant/Renter _____ **Date** _____

Mail back to with deposits and security deposit post dated check to:
 Flambeau Lodges & Event Barn W9696 County Rd D Holcombe, WI 54745

DAMAGE DEPOSIT- *please mail a separate check ... feel free to post-date if preferred*

A damage deposit of \$250 will be held until your departure. After inspection of the property, your deposit will be returned within 7 days, provided the property was in good repair and required no excessive cleanup. Any additional cleaning above and beyond normal cleaning will be deducted from your deposit. See PROPERTY CONDITION.

PLEASE NOTE: You have 6 hours subsequent to your arrival during which to report any defects or damage that may have occurred prior to your occupancy. Failure to report any existing damage could result in deductions from your damage deposit. Please call Dave at (651)269-8120

ARRIVAL - Check-in time is no earlier than 3:00 p.m. No early arrivals, unless prior arrangements made.

Access codes and entry - Before arrival, call Dave @ (651) 269-8120 to remotely unlock doors for you and to adjust thermostats (locks and thermostats are controlled remotely by Dave)

DEPARTURE

Checkout is no later than 11:00 a.m. (must give dave 1 hour notice before you leave so you can be checked out visually) on the date of departure (unless prior arrangements have been made).

Lock all doors (hit the lock button on key pad, close all windows, secure all garbage in tied bags and placed in large cans -. NO REFUNDS FOR EARLY DEPARTURES.

PROPERTY CONDITION - The facilities should be left as they were found. This includes:

- Putting everything away, washing dishes, wiping down counters and emptying the trash-put only full tied bags in the two main barrels by BBQ. **no loose garbage in cans - \$50 fee if not all bagged and tied**
- Leave *only used* beds un-made with sheets and pillow cases on the floor next to bed or in baskets provided, leave comforters folded on end of bed, do not place on floor.
- Dirty towels can be left in the showers or laundry baskets
- Please make sure all windows are closed and locked.
- Any excessive cleaning charges will be deducted from the damage deposit or billed/charged to you at \$50 an hour. Tenants who do not leave the facility in good condition will not be considered for future rental. Tenants leaving the premises in a condition 'above and beyond' reasonable expectations will be given preferential treatment for future bookings.

HOLDING TANK – There is a 3000 gallon tank which needs to be professionally pumped out, please conserve. Please do not throw feminine products or items other than toilet paper down the toilets.

OCCUPANCY ARRANGEMENTS - Occupancy of either house may not exceed Fifteen (15) persons staying overnight and the event barn 45 persons at any time, no overnight staying in the event barn. The caretaker has the right to inspect for exceeded occupancy limits, unauthorized pets or any other reason deemed necessary. Any tenant found exceeding occupancy limits or violating any conditions of this agreement will be asked to vacate the property and no refunds will be given, unless prior arrangements were made.

BEDROOM ARRANGEMENTS Main House

Master Bedroom	King + Rollaway
Guest Bedroom #1	Queen
Guest Room #2	Queen + day bed pullout
Basement	Queen + double full bunk + double twin + double twin bunk
Bathrooms	2 full upstairs 1 full main floor

Parking – No vehicles to be parked on the road for any reason. Additional parking is up the road west of main house in the back.

BEDROOM ARRANGEMENTS Guest house/cottage on top of the hill (parking in the back)

Bedroom #1	Full + Full + twin
Bedroom #2	Kind + double twin bunk
Bedroom # 3	Full double bunk + full double bunk
Bathrooms	Full upstairs + Full main floor

Blankets, sheets, pillows and pillow cases are provided. Bath Towels, soaps, shampoos are Not.

TELEPHONE, SATELITE TV & WI-FI

- There is no telephone
- There is local television service provided by NTERA
- There is Wi-Fi in main house, Barn, and cottage, no passwork needed
- Property is not responsible at any time if wifi or tv are out of service due to weather or troubles

SMOKING/PETS - Smoking is not allowed inside any buildings at any time.

Pets are allowed only with owner permission and payment of fee \$15each, - per day.

If evidence of smoking or pets is discovered, a deep cleaning charge of \$100 will be deducted from the damage deposit.

- **GARBAGE** - Garbage cans are provided in each house and barn, bag up house and barn garbage and place only full tide bags in large receptacles by the BBQ. Keep the lids closed to discourage pests. **no loose garbage in cans - \$50 fee if not all bagged and tied**

Force Majeure.... There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

Video Games in the Event Barn:

- Any problems with games call Dave, there's no guarantee we can get service while you are there
- Pool table – no kids under 10 to play, must be supervised, you will be responsible for any damage
- Buckhunter / Mini Golf – no kids under 10 to play, other must be supervised, please make sure kids don't drop the guns, they will break and are \$400 to replace, you will be responsible for any damage
- Poker Machine – display decoration only, **do not use**
- Old cash register – display decoration only, **do not use**
- Shuffle board - no kids under 10 to play, must be supervised, you will be responsible for any damage

Outdoor BBQ Grilling Station:

- Put all ashes in silver metal garbage can
- Must clean all grills used

Alcohol: No one under the age of 21 allowed to drink alcohol on premises, if anyone is found to be by the property owner or authorities, the group will be asked to leave vacate with no refunds.

Local Zoning Laws you must abide by:

- No Cars allowed to park on the road County Rd D
- Additional parking - gravel road just west of the main house with parking in the back.
- No more than 12 cars in the main drive parking area.
- No loud music after 11 pm Su – Th / midnight fr and sat, make sure windows are closed if playing music
- No one outside on decks after 11 pm sun – thu and midnight fr and sa

RELEASE OF LIABILITY

Tenant and Guests waive (gives up) any and all claims or actions that may arise against **Owner, its members, governors, managers, officers, employees, agents, and all other persons and entities acting on Owner's behalf** as a result of any injury, loss, theft or damage including and without limitation, personal, bodily or mental injury, economic loss or any damage to Tenant/Guest, or Tenant/Guest's spouse, children, or other guests or invitees arising out of or resulting from any negligence of **Owner** including negligent inspection or maintenance of its facility, or anyone else using the facilities of **Owner**. **Tenant** hereby agrees to indemnify and hold harmless **Owner** from any and all claims, demands, or causes of action which are in any way connected with **Guest's** use of the Premises or the equipment or facilities situated on the Premises. Should **Owner** or anyone acting on their behalf be required to incur attorney's fees and costs to enforce this agreement, **Tenant** agrees to indemnify and hold them harmless for all such fees and costs.

Cheat Sheet Cleaning Responsibilities:

Note: Leave the buildings & yard as they were when you arrived or better with exception of laundry.

Yard

- Clean up any garbage, put all garbage in large bins by bbq, tied bags only, **no loose garbage in cans - \$50 fee if not all bagged and tied**
- Spot check yard for personal things, garbage, cig butts

BBQ Area

- Leave it the way you found it / All ashes cleaned up and put in silver garbage can / grills brushed

Main House

- All floors swept, broom and dustpan near refrigerator in kitchen
- All counters and tables wiped clean, cleaning supplies in hallway cabinet
- Put kitchen stools upside down on center island after it is cleaned and dried
- All dishes washed and put away.
- Dirty towels left in sinks or showers
- Dirty bed linen with pillow cases left in each room in baskets provided, comforters leave folded on end of bed with pillows on top
- Bathroom vanities wiped down, floors swept, garbage dumped.
- All rugs vacuumed, vacuum in hall closet
- Turn off all lights
- Lock doors, just push the lock button

Event Barn:

Lower Level

- Tables all wiped off and chairs upside down on tables
- Floor swept (broom and dustpan on wall outside bathroom)
- Bathroom garbage emptied floor swept
- Rugs vacuumed, vacuum upstairs next to refrigerator
- Turn off all lights and lock door

Upper Level

- Put all furniture back where it was originally
- Wipe off bar top and all tables, place bar stools upside down on bar
- Sweep floor and vacuum all rugs (broom and vacuum next to refrigerator)
- Cover pool table
- Empty all garbage, bathroom and cans by bar, put in big containers
- Turn off lights you can find, lock doors, up and down, leave video games on

Cottage on top of hill

- All floors swept, broom and dustpan near refrigerator in kitchen
- All counters and tables wiped clean, cleaning supplies in lower bathroom cabinet
- Put kitchen chairs upside down on table
- All dishes washed and put away.
- Dirty towels left in sinks or showers
- Dirty bed linen with pillow cases left in each room in baskets provided, comforters leave folded on end of bed with pillows on top
- Bathroom vanities wiped down, floors swept, garbage dumped.
- All rugs vacuumed, vacuum in hall closet
- Thermostats turned down to 54 in winter and turned up to 74 in summer
- Turn off all lights / Lock doors and put keys back in lockbox

Terms of the Agreement:

1. The Owner has the right to inspect the Premises without prior notice at any time to enforce the terms of this Agreement. Tenant/Guest is responsible for policing all persons in Tenant/Guest's party. Should Tenant/Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately. Tenant/Guest waives all rights to process if Tenant/Guest fails to vacate the Premises upon termination of the rental period. Tenant/Guest and all invitees of Tenant shall vacate the Premises at expiration of the term of this Agreement.
2. Tenant/Guest shall maintain the Premises in a good, clean, and ready to rent condition, and use the Premises only in a careful and lawful manner. Tenant/Guest shall leave the Premises in good order and condition. Tenant/Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. Tenant/Guest agrees that the Owner shall deduct costs of said services from the security deposit prior to refund if Tenant/Guest causes damage to the Premises or its furnishings. Tenant/Guest shall not attempt to make any repairs on their own but shall take reasonable steps to mitigate further damage.
3. Tenant/Guest shall dispose of all waste material generated during the rental period in a lawful manner and dispose of all trash in the designated bins. Trash should not be left outside of disposal bins because it attracts animals. There is one (2) garbage containers located near the BBQ Grill station
4. Tenant/Guest shall pay for any damage done to the Premises over and above normal wear and tear.
5. No animals or pets of any kind will be brought onto the Premise without Owner's prior written consent and payment of an additional fee of \$40 per day, per approved animal. Pets if approved are not allowed in either house where wood floors are present, main house they can stay in back, carpeted screened in breezeway, cottage no pets allowed, Event Barn no pets allowed at all.
6. Tenant shall not sublet the Premises.
7. Tenant/Guest shall have no more than twenty (15) persons reside or sleep in either the main house or cottage. No sleeping or overnights in Event Barn, Barn must be shut down by midnight (local zoning)
8. Tenant/Guest shall behave in a civilized manner and shall be a good neighbor respecting the quiet enjoyment and rights of the surrounding property owners and shall not engage in any activities which constitute a nuisance. Tenant/Guest shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this Agreement and Tenant/Guest and all invitees of Tenant/Guest shall then immediately vacate the Premises.
9. There shall be no smoking inside any structure or building situated on the Premises. Smoking is only permitted outside the buildings provided no cigarette butts, cigar butt or similar remnants are left on the grounds. All butts must be picked up and disposed of.
10. Owner shall provide the following items for use by the Tenant and Guests and invitees of Tenant/Guests: Toilet paper, Paper towels, hand towels, hand sink soap, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the Owner's family.
Tenant responsible for: Bath towels, shower and bathing products, personal toiletries No reimbursement will be made for unused consumables left at the Premises, they are disposed of.
11. Tenant, Guest(s) and invitees of Tenant/Guest shall hereby indemnify and hold harmless the Owner 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. Tenant/Guest expressly recognizes that any insurance for property damage or loss which the Owner may maintain on the property does not cover the personal property of Tenant/Guest, and that Tenant/Guest should purchase their own insurance for Tenant, Guest(s) and invitees of Tenant/Guest if such coverage is desired.
12. Tenant agrees to pay all reasonable costs, attorney's fees and expenses that shall be expended or incurred by Owner in enforcing this Agreement.

13. Tenant/Guest(s) expressly acknowledges and agrees that this Agreement is for transient occupancy of the Property, and that Tenant/Guest(s) do not intend to make the property a residence or household.
14. Utility outages may occur which are beyond Owner's control. No refunds or compensation will be given for any utility outages or other loss of services.
15. There shall be no refunds of rents due to shortened stays because of weather conditions.
16. There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments.
17. It is the Tenant's/Guest's responsibility to learn about safety precautions, warning signs of inclement weather and water conditions, and water safety procedures.
18. No firearms or shall be allowed on the Premises at any times.
19. Tenant/Guest agrees that Fireworks and other hazardous materials shall not be used in or around the property. All recreational fires shall be contained within the furnished fire pit and shall be tended by at least one person who is at least 21 years of age.
20. Tenant/Guest shall use the property for legal purposes only. Any illegal use of the Premises shall cause termination of this Agreement with no refund of rents or deposits.
22. Tenant/Guest agrees not to access the following areas of the Premises: **Owner's garage stalls, large log sided deer stand, or upper storage barn.**
23. Tenant/Guest is advised that the property contains a gas oven and a gas cook top, gas heating, gas grill, and other gas powered items and will seek help from management if the proper operation of such items is not fully understood.
24. The property has a fire extinguisher(s) installed on each level. The fire extinguisher was fully charged at last inspection. It is the duty of the Tenant/Guest to inform management immediately should the fire extinguisher become less than fully charged. Tenant/Guest agrees to use the fire extinguisher only for true emergencies.
25. The property has fire alarms and carbon monoxide alarms installed and they are believed to function properly at the time of rental. Tenant/Guest will notify management without delay if a fire alarm "chirps" or has a low battery condition.
26. Tenant/Guest is advised that there are carbon monoxide detectors on the property in each building, if they are tampered with or stolen there will be a \$150 charge per missing detector. There are also numerous plug in lights for your safety, any of these gone missing will be a \$20 charge.
27. Tenant/Guest shall see to their own security while in the property by locking doors, windows, garage doors, etc. when it is prudent to do so.
28. Tenant/Guest is responsible during rental period for the snow removal from walking areas and steps to ensure their own safety.
29. Valuable items left behind by Tenant/Guest will be held for the Tenant/Guest and every reasonable effort will be made to contact the Tenant/Guest for return. If items are not claimed for longer than 30 days they shall become the property of the Owner. The Owner shall not be held liable for condition of said items.

RELEASE OF LIABILITY

Tenant and Guests waive (gives up) any and all claims or actions that may arise against Owner, its members, governors, managers, officers, employees, agents, and all other persons and entities acting on Owner's behalf as a result of any injury, loss, theft or damage including and without limitation, personal, bodily or mental injury, economic loss or any damage to Tenant/Guest, or Tenant/Guest's spouse, children, or other guests or invitees arising out of or resulting from any negligence of Owner including negligent inspection or maintenance of its facility, or anyone else using the facilities of Owner. Tenant hereby agrees to indemnify and hold harmless Owner from any and all claims, demands, or causes of action which are in any way connected with Guest's use of the Premises or the equipment or facilities situated on the Premises. Should Owner or anyone acting on their behalf be required to incur attorney's fees and costs to enforce this agreement, Tenant agrees to indemnify and hold them harmless for all such fees and costs.

TENANT STATES THAT TENANT IS AWARE AND AGREES THAT BY EXECUTING THIS WAIVER AND RELEASE, GUEST IS WAIVING (GIVING UP) THE RIGHT TO BRING A LEGAL ACTION OR ASSERT A CLAIM AGAINST OWNER FOR ITS NEGLIGENCE, OR FOR ANY DEFECTIVE CONDITION, PRODUCT, OR EQUIPMENT ON ITS PREMISES.

NO REFUNDS or EXCHANGES WILL BE ALLOWED.

Please sign and return this completed form along with the payment and damage deposit due to:

Flambeau Lodges and Event Barn
W9696 County rd D
Holcombe Wi 54745

Return of this signed agreement will constitute acceptance of the terms and conditions specified herein. MAKE A COPY FOR YOUR RECORDS

Thank you and we wish you a wonderful stay at the Flambeau Lodges!

OWNER: Flambeau Lodges, LLC, a Wisconsin limited liability company

Owner _____ Date: _____
By: Dave Kremer President, Chief Officer

Guest Name Print _____
_____ Date: _____

GUEST's (signature) responsible for all tenants

Send this page along with the first page to the address provided above with appropriate deposit and security deposit (credit card payment write down info or call Dave at 651-269-8120 to use)

Deposit Amount \$\$ _____ Check # _____ Dated _____

Security Deposit Amount \$\$ _____ Check # _____ Dated _____

To pay with credit Card We will need (3% charge added, I pay 3.5%)

CC# _____ CVC # 3 digit or 4 digit if amex _____

Expiration Date _____ Zip Code Bill gets mailed to _____

