

HiPoint Rental Application
www.gloverslake.com

Check which house you wish to lease: ___ **The Lodge (Victorian) 16972 Barbarin Trail**
___ **LakeSide House- 16844 Barbarin Trail**
___ **HillSide House- 16878 Barbarin Trail**
(the Lakeside and HillSide Houses are identical)

Please Complete :
Responsible Party(ies) _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

Email: _____

Home phone: (____) ____ - ____ Bus: (____) ____ - ____ FAX: (____) ____ - ____

Dates Requested: From ____/____/____ To ____/____/____

There are ____ adults and ____ children in our party.

Fees: \$1500/2000 per week rental; Refundable Security Deposit: \$250.00; Cleaning Fee: \$100.00

Weeks with National Holidays(4th of July, Labor, Memorial) are \$250 more.

Non-refundable Deposit to hold reservation: \$300.00

Balance due 30 days prior to Rental :\$ 1550-2050

Complete application, sign lease, make deposit check payable to HPT1 and mail to:

. HPT1
102 Forest Ridge Drive
Chapel Hill, NC 27514

Email: barbarin@unc.edu

TELEPHONE (919) 968 4033

Rental Agreement for the _____ House @HI Point on Glovers Lake

Lease made this _____ day of _____ 20__
By HPT1, LLC, 102 Forest Ridge Dr
Chapel Hill, NC, 27514 (919)968 4033, (hereinafter called the Landlord.

And _____ of _____
hereinafter called the Tenant.

WITNESSETH, That the Landlord hereby leases to the Tenant, the premises noted above located on Glovers Lake in Pleasanton Township, Manistee Countee with a postal address of Bear Lake, Michigan 49616

This lease shall
begin at 5:00 PM on _____ and
end at 10:00 AM on _____ (date)

And for such term, the Tenant agrees to pay **\$100.00** for cleaning.
The Landlord here acknowledges receipt from the Tenant of **\$300.00** as non-refundable payment of the initial deposit to secure the reservation..

The Landlord will upon receipt of the balances due prior to occupancy of the Tenant with a written (email notification) of the same. High Season extends from Memorial Day to Labor Day

<u>Charges</u>	Off Season	High -Season
Rental Fee	\$1500.00	\$2000
Cleaning Fee	\$ 100.00	\$ 100
Refundable Damage Deposit	\$ 250.00	\$ 250.

Payments

Non Refundable Fee of \$300 due now.
Balance due 30 days prior to occupancy \$1550.00 \$2050

The Damage Deposit will be refunded after deducting excess cost for cleaning and /or damages to the facility. It being understood that damages claimed if any shall not be limited to the amount of said security deposit. The Landlord will submit to the Tenant an itemized list of any damages claimed to have been

caused by the Tenant and return the entire security deposit less damages and other lawful deductions within thirty (30) days after termination of tenancy.

If the balance due for rental and cleaning fees are not received 30 days prior to occupancy, the reservation will be cancelled and the confirmation deposit forfeited.

Stipulations of Lease

1. That no more than ____ persons will occupy said premises.
2. That no Animals, Birds or Pets of any descriptions shall be kept in the leased premises.
3. The Tenant will be responsible for all damage or breakage and/or loss to the premises, except normal wear and tear.
4. The Tenant will leave the premises the same general and good habitable condition.
5. The Tenant will supply the Tenant's own bed linens, towels, extra blankets.
6. The Tenant agrees to allow the Landlord to enter and view the premises, both inside and outside:
 - A) To inspect the premises.
 - B) To make repairs thereto:
 - C) To show the same to a prospective Tenant
7. The remaining balance, after advance rental payment, must be paid prior to 30 days in advance of the reservation by personal check, money order or cashier's check, or this Agreement may be cancelled at the sole option of THE LANDLORD and/or a 5% Late Payment Fee shall apply (minimum \$15.00). Returned checks shall incur an additional service charge of \$25.00.
8. **Cancellation Policy.** In the event Guest wishes to terminate this Agreement and such Rental Property is not re-rented for the same period of time, 50% of the total rental amount shall be forfeited if cancellation is made more than 30 days in advance of the arrival date. If cancellation is within 30 days of the arrival date, 100% of the total rental amount shall be forfeited. If re-rented for the **FULL** amount, all payments less Service Charge, and Cancellation Fee of \$100 will be returned to Guest.
9. In no event shall the Rental Property be occupied by more persons than the capacity of subject property. Bedding is listed only to accommodate flexibility in sleeping arrangements and not to represent occupancy limits. Guest must be at least 22 years old and only family groups are to occupy the Rental Property as required by the Owner. No fraternities, school, civic or other non-family groups are allowed unless Owner grants prior approval. In no event shall Guest assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited eviction with no refund of any kind. Guest hereby acknowledges and grants specific permission to THE LANDLORD

or designated agent to enter premises at any time for inspection purposes should THE LANDLORD reasonably believe that Guest is causing or has caused any damage to the Rental Property. Guest further agrees to grant THE LANDLORD access to Rental Property for purposes of maintenance and repair.

10. No refunds will be provided due to inoperable appliances, pools, hot tubs, boat, , etc. in Rental Property although THE LANDLORD will make every reasonable effort to assure that such appliances will be and remain in good working order. Also, no refunds will be given due to power blackouts, water shortage, flooding, or evacuation of the area due to hurricanes or other potentially dangerous situations.

11. The Rental Property shall be inspected by the Landlord or Agent after the Guest has vacated the Rental Property. The Landlord may also charge an excess cleaning fee if Guest has not followed check-out procedures and left Rental Property in clean and good order. Any key(s) not returned to Landlord at time of check-out shall be subject to a \$10.00 lost key charge.

12. GUEST IS RESPONSIBLE FOR NOTIFYING Owner's Agent IMMEDIATELY UPON CHECK-IN IF THE RENTAL PROPERTY IS FOUND IN LESS THAN GOOD CONDITION OR ANY DAMAGE IS NOTED.

13. The Landlord and Tenant agrees that should the premises be destroyed by fire or other casualty so as to become unfit for human habitation that these presents shall thereby be ended, with refund to the Tenant for any rent term unused.

14. .Dangerous Materials. Landlord or Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the premises, or that might be considered hazardous materials.

15. .The Landlord agrees to supply fixtures and household furnishings.

16. The Landlord and Tenant state the rental of these premises is for a vacation or recreational purpose.

17. Cleaning. The Lessee is expected to keep the house in good condition; free of dirt and debris, and maintain cleanliness at the level found when they assumed occupancy. The Lessee shall be responsible for removing garbage from the house to the external garbage cans. The cleaning charge is based on need for 2 persons working for 3 hours to prepare the house for the next guests. Sanitizing the house within this timeframe requires that the Lessee leave the house in order and in close to the same condition in which it found the house. Concretely, this means cleaning food out of the refrigerator, putting dirty dishes in the dishwasher and running it just before you leave; taking garbage . An excess cleaning fee at the rate of \$25 per person per hour will be charged for every person/hour above 6 that is required to clean the home. This amount will be deducted

from the security deposit before the balance is returned to the Lessee or charged to the lessee's credit card.

18. UTILITIES The landlord will provide water, heat, electric, and trash removal

19. RESTRICTIONS: No Pets

20. VIOLATION OF THIS PROVISION SUBJECTS LESSEE TO SIGNIFICANT PENALTIES WHICH ARE NECESSARY TO PROTECT THE LESSOR BECAUSE OF THE FACT THAT THIS LEASE IS A SHORT TERM SUMMER VACATION RENTAL.

21. LESSEE assures the LESSOR that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and

22. LESSEE assures the LESSOR that any tenant who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant's guest(s).

23. LESSEE agrees that any tenant who is found using drugs or allows others to use illegal or drugs illicit substances on the premises will be immediately denied continued occupancy at these premises.

24. LESSEE and/or their guests shall not use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.

25. LESSEE agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty only exception.

26. LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

27. LESSEE agrees that he/she shall not paint or make alterations to the property, including changing existing locks or adding new ones, without the LESSOR'S written consent.

28. Upon not less than 24 hours notice, LESSEE shall make available to LESSOR or his agent for the premises of entering to make necessary or convenient repairs and to show

the premises to prospective tenants. In an emergency, LESSOR or his agent may enter the premises at any time without securing prior permission from LESSEE.

29. LESSEE may not let, sub let or assign this lease for all or any part of the premises without prior consent of the LESSOR.

30. If LESSEE abandons or vacates the premises, LESSOR may at his option terminate this lease, enter the premises, and remove all property.

31. In the event that any action shall be commenced by either party arising out of, or concerning this lease or any right or obligation derived therefrom, the prevailing party shall be entitled to receive attorney's fees as fixed by the Court in addition to all relief at law or equity.

32. Either party may terminate this lease in the event of a violation of early provision of this lease by the other party in the manner and as provided by law.

33. LESSEE assumes full responsibility for fulfilling the terms of the lease for the period stated and assure the LESSOR full recourse for the payment of any amount outstanding from the total amount due in accord with the terms as stated above including any outstanding or unpaid charges that are the responsibility of the LESSEE.

34. In the event of cancellation of this contract, refund of the advanced rental deposit will be made only to the extent that a tenant call be found to occupy the vacated time

BINDING EFFECT

The provisions of this lease shall be binding upon and inure to the benefits of both parties upon signing the lease and the receipt of deposit.

TENANT: _____

Explanation of PAYMENTS DUE

You may confirm your reservation by sending a check for a non-refundable deposit of \$300 and pay the balance of the rental and cleaning fees 30 days before occupancy.

A non refundable charge of \$300 will be made to hold the reservation and the balance will be paid 30 days prior to your occupancy. This amount is

Costs

A. Cleaning Fee:	\$ 100	\$ _____
B. Rental(e.g. 1500, 2000)	\$	\$ _____
C. Damage Deposit	\$ 250	\$ _____
Total (add A, B, C)		\$ _____

Time of Payment		Amount
At time of reservation Non Refundable Deposit to hold Reservation:	\$ 300	\$ _____
30 days before Arrival	Total minus \$300	\$ _____
Balance due before _____		

14 days after departure \$ Refund of \$250 less applicable charges for excess cleaning or damage

Checks should be made out to HPT1 or HiPoint