

Please fill out and sign the rental contract below, and send the rental amount (DO NOT INCLUDE housekeeping fee).

PLEASE NOTE, The first prospective Renter to send the Owner a check or pay via PAYPAL will secure the unit, and other later arriving checks or PAYPAL will be returned. The EARLIEST postmark or PAYPAL deposit gets the reservation. PAYPAL account is sherilu@juno.com

**Christmas Mountain Rental Agreement**

Copyright Mar 20, 2018

Owner – Sheri Lundstrom 6100 Deerwood Lane N. Plymouth MN 55442  
sherilu@juno.com  
763-559-9686 (h) 763-458-8388 (c) 763-559-9686 (FAX)

This rental agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, by and between Sheri Lundstrom, the Owner, described below, hereafter referred to as Owner and:

\_\_\_\_\_ (Name) (must be at least 21 years old)

\_\_\_\_\_ (address)

\_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

(phone#) \_\_\_\_\_ (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) \_\_\_\_\_ (FAX)

email: \_\_\_\_\_

Hereafter referred to as Renter.

**Upon check-in Renter must be present, must be at least 18 years old, you will be required to supply proof of age, also a credit card imprint for any possible damage to the unit or resort.**

One week or \_\_\_\_\_ nights rental beginning on \_\_\_\_\_ check-in at 4:00 P.M. and check-out is on or before \_\_\_\_\_ at 10:00 AM. If you plan to check in on a later date we suggest that you contact the resort and advise them of that fact a few days in advance of your assigned check in date as stated on your confirmed reservation. By calling the resort before your late arrival they will know that you still plan to use it and will not assign your unit to someone else.

Rent for the unit as listed for the date above is \$ \_\_\_\_\_ plus a (\$97.85 Cottage \$98.88 Timbers) housekeeping fee that will be paid to the resort with a major credit card upon check-in.

No Personal Checks will be accepted within 30 days of the check date, DO NOT SEND CASH. If within 30 days of reservation check in date please pay with an instant payment via PAYPAL

Down payment required to secure unit is 100% of rental price. Please make check payable to Sheri Lundstrom or send funds via PAYPAL (sherilu@juno.com).

There is a no refund policy once the timeshare is rented. The only type of refund that would be allowed is if the unit is uninhabitable as stated of this rental lease agreement, and no other similar units are available for the same week at this resort. The parties have signed their names below to evidence their agreement to the terms and conditions of this rental agreement,

The Renter agrees to rent the Unit from the Owner, and the Owner agrees to lease the Unit to the Renter.

The Renter may use the Unit during the above term without interference subject to the terms of this lease. If the Unit is not habitable on the day that the term starts by reason of flood, fire, storm, or for any other reason, the Owner shall refund the rent forthwith and will thereafter have no further liability to Renter.

If the parties find their unit unacceptable they must contact the management of the resort immediately. The management will make every effort to rectify any dissatisfaction of the Renter. No refunds will be given after the first day of the term of this contract.

If the rent is not received by Owner on or before the date specified, the Owner may declare the Renter in default by written notice sent by certified mail, e-mail, or fax. If the default is not cured within 3 days after receipt of the notice, the Owner may rent the Unit to others.

The Renter may use the Unit only in accordance with the rules and regulations of the resort in which the Unit is located. No smoking or pets are allowed. If the Renter's or their guests violate the resort rules which results in the resorts cancellation of the above reservation, there will be no refund of any portion of the rent for the unused time.

The Renter will pay for all the telephone calls made from the Unit, any housekeeping services for which there is an additional charge, and any extra charges imposed by the resort for services or for the use of its facilities.

The Renter agrees to maintain the Unit in the same condition as it was at the start of the lease term, except for ordinary wear and tear. The Renter will pay for all repairs, replacements, and damages caused by the act of neglect of the Renter, the Renter's household members, or guests.

\_\_\_\_\_ Please Initial

Only "Service dogs" are allowed to stay at the resort. No 'pets' of any type are allowed. To avoid Denial of Occupancy we advise to call the resorts front desk at 1-608-254-3941 to verify that your dog meets the requirements of a "Service dog". Please be aware that you would be responsible for any extra cleaning needed because of your "service dog". Any extra fees will be charged to the credit card given to the resort upon check-in.

Immediately upon receipt of the full rental payment, the Owner will notify the resort manager that the Renter will be occupying the Unit during the above stated term. You may verify your reservation by calling 608-254-3941

The Owner is not responsible for any inconveniences or interruption of services due to repairs, improvements, or for any other reasons beyond the Owner's control.

The Renter may NOT sublease the unit or assign this lease without the Owner's prior written consent.

By signing below you agree to all terms and conditions set forth by the above rental contract.

\_\_\_\_\_ -Renter \_\_\_\_\_ - Date

\_\_\_\_\_ - Owner \_\_\_\_\_ - Date

Christmas Mountain Village is located at: Highway H South 944 Christmas Mountain Road Wis. Dells, WI 53965. Office telephone number is 1-608-254-3941

Reservation# \_\_\_\_\_

# of Occupants \_\_\_\_\_

I prefer queen or twin in second bedroom or No preference

Free standing or Duplex (Cottage units only)

Timbers units have queens in second bedroom and are Duplex units.

**We cannot guarantee requests but we do try to honor them.**

Maximum occupancy is 6 people please respect resort rules for occupancy. This unit has air-conditioning, a full kitchen, with microwave oven, a fireplace, a wooden patio deck. Some units are a free standing, others are 2 units that are side by side.

Included in all units: Toilet paper, garbage bags, towels, glassware, pots and pans, toaster, oven, soap, bed linens, cooking utensils, coffee maker, blender, silverware, iron and ironing board. There are common areas to bar-be-que or grill.

Resorts website

<http://www.christmasmountainvillage.com>