Nick Lake Lodge Rental Agreement

THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on {{reservation_date}} between the following:
Guest: {{guest_name}} ("Guest"), and
Host: {{host_name}} ("Host").

THE PREMISES. The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:
Mailing Address: {{address}}. Hereinafter known as the "Premises."

LEASE TERM. The Guest shall be allowed to occupy the Premises starting {{checkin_date}} from {{checkin_time}} and ending {{checkout_date}} at {{checkout_time}} ("Lease Term").

GUEST ELIGIBILITY & IDENTITY VERIFICATION. The primary booking guest must be at least twenty-five (25) years of age. All bookings, whether made through Airbnb, Vrbo, or the Host's website, require the primary guest to complete identity verification through the Host's third-party verification provider after booking and before check-in. Failure to complete verification may result in cancellation of the reservation under the Cancellation Policy below.

QUIET HOURS. Quiet hours run from 11:00 p.m. to 7:00 a.m. each night. During quiet hours, audio levels both inside and outside the Premises must be kept at a minimum level out of respect for neighbors and surrounding residents.

OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be no more than {{number_of_guests}} guests, and no more than three (3) pets (up to two (2) pets included at no charge; a pet fee applies to a third pet, as described in the Pets section). Please contact the Host to request more than {{number_of_guests}} guests or more than the approved number of pets. If more guests or pets than approved are found on the Premises without Host approval, this Agreement will be subject to termination by the Host.

BOOKING FEES & PAYMENT. For direct bookings through the Host's website, the Guest pays in U.S. dollars (USD) through Stripe. The total reservation amount is the amount shown at checkout after any discounts, including applicable taxes ("Total Reservation Amount"). The Guest may pay the Total Reservation Amount in full at the time of booking, or, where offered at checkout, select a payment plan.

Under a payment plan, the deposit is charged at booking and each remaining installment is charged automatically to the Guest's card on file on the dates shown at checkout and on the booking confirmation, without further notice. By selecting a payment plan, the Guest authorizes these charges. The Guest will receive a receipt for each payment. If a scheduled installment cannot be processed, the Host will contact the Guest to update the card on file; the reservation is confirmed only once all installments are paid, and unpaid installments may result in the reservation being released under the Cancellation Policy below.

Any pay-in-full savings shown at checkout is a discount on the lodging amount and is already reflected in the Total Reservation Amount. For bookings made through Airbnb or Vrbo, payment is collected by the booking platform on the payment schedule shown to the Guest at checkout.

Applicable Wisconsin and local taxes (currently 5.5%, comprising 5% Wisconsin state sales tax plus 0.5% Washburn County tax, together with any applicable local lodging/room tax) are collected at booking and shown in the booking total. Returned, declined, or reversed payments will result in a thirty-five dollar ($35) processing fee per occurrence.

UTILITIES. The Host shall be responsible for all utilities and services to the Premises EXCEPT for the following: None.

CANCELLATION POLICY. Your cancellation and refund terms depend on where you booked. This reservation was booked through {{channel_name}}, with check-in on {{checkin_date}} at {{checkin_time}}.

If you booked through Airbnb or Vrbo, the cancellation policy displayed on that platform at the time of booking governs your reservation, and all cancellations and refunds are handled directly through that platform. The summaries below are provided for convenience only. Airbnb and Vrbo often change cancelation policies. If there is any difference between a summary below and the policy shown on your booking platform, the platform's policy controls.

- **Airbnb:** Full refund if you cancel at least thirty (30) days before check-in. Fifty percent (50%) refund of the nightly rate if you cancel at least seven (7) days before check-in. No refund after that. Cancellation deadlines are measured against the check-in time shown on your reservation. A 48-hour grace period may apply per Airbnb's terms.

- **Vrbo:** Full refund if you cancel at least thirty (30) days before check-in. Fifty percent (50%) refund if you cancel at least fourteen (14) days before check-in. No refund after that.

- **Direct bookings (schliesmannestates.com):** Thirty (30) or more days before check-in: full refund of the Total Reservation Amount, less a ten percent (10%) transaction fee. Thirty (30) to fifteen (15) days before check-in: refund of fifty percent (50%) of the Total Reservation Amount. Fourteen (14) or fewer days before check-in: non-refundable. No-show: non-refundable.

  Cancellation deadlines are measured against the check-in time shown on the reservation. All cancellation charges, including the ten percent (10%) transaction fee, are calculated as a percentage of the Total Reservation Amount, regardless of whether the Guest paid in full or selected a payment plan, and regardless of how much of the Total Reservation Amount has been paid at the time of cancellation. Amounts already paid are applied against the cancellation charge: any excess is refunded to the original payment method, and any shortfall remains due and may be charged to the Guest's card on file. Once a cancellation is processed, no further scheduled installments are charged beyond any amount owed under this policy.

Date changes are treated as a cancellation of the original booking and a new reservation, subject to current availability and pricing at the time of rebooking. For Airbnb and Vrbo bookings, date changes are also subject to the platform's alteration process.

The Host reserves the right to cancel a reservation due to unforeseen circumstances, in which case a full refund will be issued. Cancellations significantly impact our ability to rebook and coordinate with our service partners. Cancellation of an optional add-on or experience must be made at least seventy-two (72) hours before its scheduled start time to be eligible for a refund.

OPTIONAL ADD-ONS & EXPERIENCES. The Host may offer optional add-ons and curated experiences that the Guest may select during booking, which may include the Family UTV Adventure, Local Golf, Pre-Arrival Grocery Stock, Professional Family Photography, the Private Chef Experience, and Early Check-In / Late Check-Out. Selected add-ons are itemized in the booking confirmation and paid in full at the time of booking.

Third-Party Operators. Certain experiences, including without limitation the UTV Adventure and the Private Chef Experience, are provided by independent third-party operators. Each participating member of the Guest's party must execute the operator's separate waiver, release, and participation agreement at the time of service. Refusal to sign any required waiver will result in cancellation of that experience without refund.

Assumption of Risk. The Guest and their party participate in all experiences, particularly active or outdoor experiences such as the UTV Adventure, at their own risk, and agree to indemnify and hold the Host and its operators harmless as set forth in the Host's Liability section.

Scheduling, Weather & Availability. Experiences may be canceled, rescheduled, or modified by the Host or the operator due to weather, safety, equipment availability, or other circumstances. The Host will make reasonable efforts to reschedule or to issue a refund or credit.

UTV Adventure. Machines are current-model Polaris vehicles provided through an authorized local dealer; the Host is independent and is not affiliated with, sponsored by, or endorsed by Polaris Inc. Each operator must hold a valid driver's license, follow all operator and trail rules, and may not operate a machine under the influence of alcohol or drugs. The Guest is responsible for any damage to the rented machines during the rental period.

Grocery Stock. The Guest pays for the cost of their selected groceries; the Host shops for, delivers, and stocks the items before arrival. Item availability and substitutions are subject to the local store's stock.

SECURITY DEPOSIT. The Host does not collect a separate upfront security deposit. By booking your stay, whether through Airbnb, Vrbo, or our direct booking website, you agree to be fully responsible for any damage, loss, or excessive cleaning required as a result of your stay, including any caused by your guests or pets. For direct bookings, you authorize the Host to charge the card on file for documented damage, loss, or excessive cleaning in an aggregate amount up to ten thousand dollars ($10,000) per stay, in accordance with the damage-claim process described in this Agreement. The Host retains your tokenized card credential for the duration of your stay and for ninety (90) days after checkout solely for this purpose.

In the event of damage or violation of property rules, the Host reserves the right to request reimbursement through the respective booking platform or, for direct bookings, to charge the card on file. Charges in excess of $10,000 require separate authorization or may be pursued through the booking platform or under applicable Wisconsin law. If reimbursement is refused or

not received, you acknowledge and agree that the Host may pursue legal action in accordance with applicable state laws, and you may be held liable for the full cost of damages, replacements, legal fees, and any related expenses.

PETS. Pets are welcome, with up to two (2) pets included at no additional charge and a maximum of three (3) pets per booking. A pet fee of one hundred and fifty dollars ($150) per day applies for a third pet and is disclosed during booking. If you wish to bring more than the approved number of pets, you must contact the Host for prior approval. Bringing a pet that was not booked and approved, will result in a fee of three hundred dollars ($300) per unapproved pet and may be grounds for termination of this Agreement. Guests are fully responsible for any damage, cleaning, or disturbances caused by their pets, and all pet-related damages will be billed to the Guest. The Host reserves the right to pursue reimbursement through the booking platform or by legal means if necessary.

SMOKING POLICY. Nick Lake Lodge is a strictly non-smoking cabin. Any guest found smoking inside the cabin will be subject to a minimum penalty of $500 and held liable for all costs associated with cleaning, odor removal, and any damages caused as a result of the violation. Excessive smoking-related damage may result in additional charges, including but not limited to full replacement of furnishings, linens, and any affected property. Smoking is permitted in outdoor areas. Guests who choose to smoke outdoors must use ashtrays or other provided receptacles and properly dispose of all cigarette butts, ashes, and related waste. Discarding cigarette butts on the ground, in landscaping, or in the lake is strictly prohibited and will result in an additional cleaning fee of $250.

COMPLIMENTARY WELCOME GIFT. As part of the guest experience, the Host may provide a complimentary welcome gift, which the Guest may select from options such as wine, a six-pack of beer, or sparkling water. Alcohol (wine or beer) will only be provided to Guests who are at least twenty-one (21) years of age and whose identity and age have been verified by the Host. Any alcohol is offered strictly as a gift and is not for resale. Guests agree to consume alcohol responsibly and acknowledge that the Host shall not be liable for any injury, accident, or damages resulting from the consumption of alcoholic beverages provided as part of the welcome gift.

SE SQUEAKY CLEAN GUARANTEE. The Host guarantees the cabin will be thoroughly cleaned, staged, and detailed before check-in. If the cabin is not to your satisfaction upon arrival, you may submit photo documentation to support@schliesmannestates.com within four (4) hours of check-in for a full refund of the cleaning fee.

PERSON OF CONTACT. The Host can be contacted at:
Host's Name: {{host_name}}
Telephone: 715-600-2447
E-Mail: support@schliesmannestates.com

SUBLETTING. The Guest does not have the right to sublet the Premises.

INSPECTION. The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to

process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this Agreement.

MAINTENANCE AND REPAIRS. The 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. The Guest shall leave the Premises in a ready-to-rent condition at the expiration of this Agreement, defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Guest agrees that, if the Guest causes damage to the Premises or its furnishings, the Host may charge the card on file for the cost of said services as described in the Security Deposit section.

TRASH. The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host. Trash pickup is on Monday mornings. Please make room for the garbage truck to get in and out.

QUIET ENJOYMENT. The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be a good neighbor with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

HOST'S LIABILITY. The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

ATTORNEY'S FEES. The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this Agreement.

USE OF PREMISES. The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of prepaid rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

GOVERNING LAW. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without regard to its conflict of law principles. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state or federal courts located in Washburn County, Wisconsin, and the parties hereby

consent to the personal jurisdiction and venue of such courts.

SEVERABILITY. If any term, provision, or condition of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the remainder of this Agreement shall remain in full force and effect, and such invalid, illegal, or unenforceable provision shall be replaced with a valid and enforceable provision that most closely reflects the original intent of the parties.

ACKNOWLEDGMENT OF TERMS. By signing below, the Guest acknowledges that they have read, understood, and agree to be bound by all terms and conditions of this Agreement. The Guest further acknowledges that this Agreement is a legally binding contract and agrees to comply with all house rules, policies, and local laws during their stay.

IN WITNESS WHEREOF, the parties hereto have executed this Short-Term Rental Agreement as of the dates set forth below.

Guest Signature: _____ Date: _____
Printed Name: {{guest_name}}
Host Signature: _____ Date: _____
Printed Name: {{host_name}}