



Anchor Rentals, LLC
P.O. Box 172
St. Germain, WI 54558

*This is a binding contract

Vacation Rental Agreement

Guest occupancy

According to Vilas County "Tourist Rooming Houses Ordinance (aka short-term rental law) A "guest" includes all people of any age, including infants under 2 years old.

Payment schedule

Determined at time of booking

Payment method

Payment is accepted through online invoices . The owner or manager will send the invoice to the provided email. Guests who pay with a credit or debit card will incur a 3.5% processing fee.

Initials _____

Tentative holds

To secure your reservation, Anchor Rentals must receive a completed and signed contract with a deposit of 50% towards the total rental cost. We place a tentative hold of 7 days on rentals in order for guests to review the contract, sign and make payment to secure their reservation. If we have not received a payment and signed contract within 7 days we will double check if you want to cancel your reservation and open it back up for other interested parties.

Initials _____

Refund Policy

From Memorial Day to the last day of October we do not offer a refund and guests forfeit the payments they have already made in addition to processing fees. If you are renting from us anytime in November to the end of May (Memorial day), and let us know 60 days or more in advance of your cancellation, we will provide a full refund, excluding the processing fee. To cancel, guests MUST contact The Anchor Rental by phone or email to ensure we are aware.

While we will make every effort to honor our commitment to your event, The Venue Owner reserves the right to cancel the event due to extreme unforeseen

circumstances (e.g., fire, natural disaster, pandemics, government restrictions, damage to building) and reschedule. If rescheduling is not an option, a full refund will be provided.

Initials _____

Liability/Indemnification

Anchor Rentals LLC is not responsible for accidents, injuries, or illnesses that occur on the premises.

Electric Vehicle Charging Prohibited

Guest shall not charge any electric vehicle, plug-in hybrid vehicle, electric bicycle, electric scooter, golf cart, or other battery-powered vehicle or device using any electrical outlet or electrical system on the Premises, including but not limited to interior outlets, exterior outlets, garages, carports, common areas, or extension cords, unless prior written permission is obtained from Anchor Rentals LLC..

Unauthorized charging constitutes a material violation of this Agreement and may result in Guest being responsible for any resulting utility costs, damages, repairs, and other remedies available under this Agreement or applicable law.

Initials _____

Check-in/check-out

When checking in, each rental building has their own electric door lock box. Booking guest will receive code from the owner/manager before their stay for a seamless check in. Please remember to bring towels.

When checking out, guests should remove all items from the refrigerator. Dispose of garbage and recyclables in the proper containers in the designated waste management dumpsters that are located outside and gather all personal items from the buildings before leaving. Guests may leave the rental keys on the kitchen countertop or place the keys back into the lockbox.

During peak season, check-out times are strictly enforced due to high occupancy rates and the stringent schedules that must be kept by our independent housecleaning service company. During this time, our housecleaning service has only a 5-hour window to thoroughly clean and change bed linens in all 5 of our vacation rentals so, while we would love to allow a late check-out or early check-in, it is simply impossible without sacrificing the quality of service. We thank you in advance for your understanding and cooperation!

We do allow early check-in/late check-out during non-peak season for an additional fee. Early check-in (1:00PM): \$50. Late check-out (10:00AM): \$25.

*Booking guests MUST inquire in advance to see if early check-in/check-out is available.

Initials _____

Towels

We do not offer towels as part of this rental. Please bring your own.

Camping

Pitching tents and/or parking camper trailers on Anchor Rentals properties is not allowed.

Neighborhood awareness

We ask all guests to be mindful and respectful of our neighbors during their stay. Please keep noise levels reasonable, avoid disruptive behavior, and be courteous at all times. As short-term rentals are a topic of discussion in many communities, we want to ensure a positive relationship with our neighbors. Enjoy your time, but please do so responsibly and respectfully.

Weather

Please be aware that weather conditions are beyond our control. In the event of inclement or unfavorable weather, we do not offer partial or full refunds. We encourage guests to plan accordingly and enjoy their stay regardless of the weather.

Power

While we make every effort to ensure a smooth and comfortable stay, there is always the potential for occasional power outages, Wi-Fi disruptions, or cable TV interruptions. Unfortunately, these issues are beyond our control, and we do not offer partial or full refunds for any service outages. We appreciate your understanding and patience should these situations arise.

Smoking

Smoking is permitted outdoors only and must be done away from buildings and other guests. Please be mindful of others and dispose of cigarette butts properly. If

you smoke inside our buildings and we notice a strong smell when cleaning, we will charge \$300 to the credit card on file.

Initials _____

Fireworks/hazardous materials

The use of fireworks or hazardous materials of any kind including, but not limited to, sparklers, is strictly prohibited anywhere upon Anchor Rentals properties. Guest acknowledges and agrees that any violation of the no fireworks or hazardous materials policy by the guest, guest's occupants, or invitees, regardless of whether guest had or did not have knowledge of the fireworks or hazardous materials, shall result in the guest being assessed a \$250 fee. The guest, guest's occupants, or invitees shall not knowingly create or maintain any fire hazard upon The Musky Inn property. Fires shall only be built in Anchor Rentals portable or built-in firepits. Starting a fire or a campfire on Anchor Rentals grounds in any location other than the firepits provided by Anchor Rentals, is strictly prohibited. The use of candles is also prohibited in any building, structure, or upon Anchor Rentals grounds. Kerosene lamps/lanterns, space heaters (indoors), gas-operated tools are also not allowed. Grilling, outdoor cooking, or any other type of outdoor flame is permitted in the outdoor covered grill area or other grills provided by Anchor Rentals which can be found located throughout the properties. All grills must be at least 10 feet from any structures or trees.

Initials _____

Vehicle/Boat parking

Anchor Rentals guests may park their vehicles in our designated parking area. There is ample parking and guests are typically able to park directly in front of their vacation rental building.

Camping trailers are not allowed to be parked on Anchor Rentals properties.

Guests can park boats or other watercraft trailers against the woods on our property

Guests staying with Anchor Rentals are permitted to dock their boats on an overnight basis at one of the private docks.

The public boat launch is about 1 mile away.

Dog-friendly

Dogs are allowed on the property and are subject to an additional \$200 fee. They must be leashed at all times when outside of the rental unit. Guests are responsible

for cleaning up after their pets, including proper disposal of waste. Pets must be reasonably well-behaved and not be a nuisance, excessively loud, or disruptive to other guests and their experiences. As multiple dogs may be on the property at the same time, all dogs must be comfortable around other dogs. The Musky Inn, LLC is not responsible for any harm, injury, or accident involving pets while on the premises.

*Other pets/animals are not allowed due to allergies

Initials _____

Damage to property

Guest agrees to promptly pay or reimburse Anchor Rentals LLC for any loss, damage, consequential damages, government fines or costs of repairs, including labor and materials due to a violation of this Agreement or for the improper use, negligence or intentional conduct of Guest, Guest's occupants, or invitees.

Initials _____

Credit card information

We require a credit card on file in the case of damages beyond normal wear and tear, excessive uncleanliness, or breaking our fireworks policy. Guests accept that we may charge their credit card if any of the above mentioned problems arise. If the charge is \$300 or below, we will not contact the guest prior to charging their card.

License

We require our booking guest to be at least 25 years of age. Please enter your license number below.

Governing law

This agreement shall be governed by the laws of Wisconsin where Anchor Rentals LLC is legally organized under. All notices and service of process pursuant to this agreement should be sent to Anchor Rentals LLC % James DeWitt PO Box 104 Sayner, WI 54560.

Termination

The Owner reserves the right to terminate this Agreement if the guest violates any terms.

Signatures

I acknowledge that I have read, understand, and agree to all provisions as set forth in The Anchor Rentals LLC Vacation Rental Agreement, including any addendums, resort rules and policies, or attachments referenced and attached hereto, shall be incorporated to and made a part of this legal contract, and that I knowingly, voluntarily and without coercion, enter into this agreement.