



P.O. Box 731, Lakeside, Montana 59922

Phone 406-709-2202 Email: manager@peacefulbayresort.com

RENTER'S RENTAL AGREEMENT

This Renter's Rental Agreement (hereinafter referred to as "Agreement") is between the Peaceful Bay Resort Homeowners Association Rental Program (hereinafter referred to as "Agent") and _____ (hereinafter referred to as "Renter").

The Renter agrees to pay a non-refundable rent in the amount of _____ to rent condo _____ Week _____ from to _____, to _____, which is located at 137 Peaceful Lane in Lakeside, Montana 59922. A refundable \$200 damage deposit (separate check) is required or a credit card on file for any damages. A Photo I.D. is required prior to check in.

This Agreement will be binding once it has been accepted by the Renter and by the Agent. The Agent will not accept the Agreement until the Renter has provided the Agent with the signed & dated Agreement and the total amount has been paid to the Agent.

The Renter understands and agrees that any use of the facilities, private or common, at the resort, including the pool, hot tub and dock are at his/her and his/her guests own risk.

The Renter agrees to pay for any damage to the unit or for missing items from the unit or the resort which is related to him/her or his/her guests' use of the facilities.

Boat Yes or No CIRCLE: Dimensions of boat _____. Boat moorage is currently No Charge. You must call to reserve a Boat Slip.

The Renter by his/her signature below agrees to the Terms of this Agreement and agrees to abide by the Rules as listed on Schedule A attached to this Agreement.

Agent Name: _____

Printed Name of Renter: _____

Resort Manager or Owner (circle one)

Signature: _____

Signature: _____

Address: _____

Email: _____

City/State:: _____

Phone: _____

Email: _____ Phone: _____

Date: _____

Attached? COPY OF PHOTO ID. COPY OF CREDIT CARD or \$200 CHECK

Peaceful Bay Resort Rules

1. **CHECK IN after 4:00 PM** and **CHECK OUT before 10:00 AM** (No late check-outs, \$50 charge not vacated by 10 am) **WIFI: WelcomeHome**
2. **NO PETS ALLOWED. No Smoking indoors. No vaping indoors.**
3. **No RV units or campers** are to be parked in the parking lot. Each unit has a 2-deep parking space that corresponds to the unit number. You may park your car and a guest's car or a small boat trailer and a truck, as long as it fits the length and width of the assigned space. Any extra vehicles may park on the westside of the street across from the property and towards the south end of the street, or in town. Ask for offsite boat trailer parking details if needed. Available parking spaces will be posted in red on the office door. Office parking is reserved for vendors and prospective homeowners. Manager parking is reserved for the on-site managers.
4. **NO USE OF FIREWORKS OF ANY KIND on the property/parking area/docks or bay.** Fireworks displays are held off the shore of Volunteer Park in Lakeside.
5. **Pool and Spa use for owners and guests only.** No Lifeguard on Duty. No Food, Glass or Smoking in fenced pool & spa area. Please adhere to posted signage. Please don't place glass containers on balcony railing. The wind and curious squirrels could knock them off.
6. **Pool and Spa Hours** are 9:00AM to 11:00PM. Quiet use of the pool and spa after 9:00 PM. Entire pool deck is closed after hours.
7. **Children allowed in pool or spa areas ONLY** under the direct supervision of **an adult 18 years of age or older (adult must be on pool deck)**. NO EXCEPTIONS! Children 14 years of age and younger need adult supervision 18 years of age or older. An adult 18 years old or older must be in the water within arms length of an infant, toddler or any non-swimmer. Swim diapers are required for infants and toddlers. Beach towels, goggles and toys must be removed from the pool area after use.
8. **Lake and boat toys** may be stored in the lower cement area for your convenience, to protect them from blowing into the lake, and to protect the lawns from scorching due to items left on lawns.
9. **Barbecue Areas** at the North or South end of the building on the cement or down by the lake in the lower cement area. No barbecuing is allowed on the balconies. A fire pit is located near the dock. Charcoal, firewood, and lighter fluid is not provided.
10. **NO SMOKING or VAPING IN THE UNIT(S), lobbies, balconies, pool & spa fenced area or recreational pad.** Use the designated smoking area by the trees at the north end of the parking lot with the standing ashtray. \$250 cleaning fee will be charged for smoked in units.
11. **Toilet Use. No cigarettes, diapers, feminine supplies,** or other extraneous materials are to be flushed down the toilets.
12. **Resort Quiet Hours** are between 10:00 PM and 8:00AM. Please keep volume low on the television and radio. At all times, kindly avoid yelling and slamming doors. Noise complaints will be reported to the police.
13. **OCCUPANCY** Overnight stays of each unit is limited to **SIX people listed as registered guests (please list all names below)**. DAYTIME OCCUPANCY of each unit is limited to TWELVE people. Occupancy rules are strictly enforced at the resort. Failure to comply will result in a penalty fee of \$35.00 per day for overnight or daytime per additional occupant over the already stated maximums. Children must be under the supervision of a responsible adult 18 years of age or older (25 yrs. of age or older for overnight). Do not leave children in the unit unattended.
14. **Owners and Guests** are allowed in the pool area. Please be courteous to everyone enjoying the pool court.
15. Linens may be washed as needed. Please follow the instruction label and detergent instructions. Stain remover available upon request.
16. **Condo Furnishings**, DO NOT remove any items from the unit. Furniture, kitchenware, appliances, towels, and sheets are inventoried. Any damaged or missing items need to be reported at check-in. All missing, broken, or stained furnishings, towels, or sheets will be charged to the credit card on file for guests and exchange stays. Homeowners will be billed for their damages.
17. **Garbage** is to be bagged, tied and deposited into the dumpsters located west of the shed & office building at the parking lot entrance.
18. **SATURDAY Check-out**, Please follow the instructions below. **Any unit left unnecessarily dirty or any missed check-out items listed below will be charged a \$100 cleaning fee. All dishes and appliances must be left clean.**
 - a. Start the dishwasher so the clean dishes can be put away by housekeeping
 - b. Clean appliances
 - c. Wash & dry **2 beach towels** in warm with detergent pod, if used.
 - d. Place USED sheets and pillow cases on the bedroom floor. Leaving comforter, mattress covers, blankets, pillows in their zipped protective covers and pillows in their blue shams on the beds
 - e. Place all USED kitchen towels, wash rag, dish scrubbie, bath towels, washcloths, and bath mat in the laundry basket in the bathroom. You do not need to wash towels or bed linens.
 - f. All trash in the unit should be bagged, tied and placed in the black dumpsters located at the parking lot entrance. This includes all opened/leftover food from the refrigerator and cabinets.
 - g. Check for your belongings in closets, drawers, & under beds.

By my signature below, I/We/Registered Occupants - Homeowner(s), Exchange(s), Guest(s)and Renter(s) acknowledge that I have read the foregoing rules and I agree to abide by them during my stay at the Peaceful Bay Resort.

Signature(s):	&	Date
Signature(s):	&	Date
Signature(s):	&	Date
Signature(s):	&	Date
Signature(s):	&	Date
Signature(s):	&	Date

Telephone # _____ Email: _____