

The Lucky Loon Boat House Vacation Rental Agreement.

This is a Vacation Rental Agreement; the rights and obligations of the parties to this agreement are defined by law. Your signature on this agreement is evidence of your acceptance of the agreement; and of your intent to use this property as a Vacation Rental and not as a permanent or primary residence.

Address: 181 Frederick Drive, Petersburg, Alaska 99833

Check-In Day: _____ 4 p.m.

Check-Out Day: _____ by noon

Rates:

May 1 - September 30: \$150 /day for 2 guests with a 3 night minimum stay
\$50/night for each additional guest, plus 10% bed/sales taxes.

October 1 - April 30: \$110 /day for 2 guests with a 1week minimum stay;
\$50/night for each additional guest plus 10 % bed/sales taxes.

Deposit 50% _____

Balance Due on Arrival: _____

Bed and Sales Tax at 10% _____

Total _____

Drivers License and Credit Card in lieu of damage deposit. You will be checked in and out by owner or designee.

_____ Drivers License

_____ Credit Card Exp.Date _____

Tenancy Agreement:

Payment: The Total amount is required to cover rental for the rental period. Fifty percent advance rent payment is required to secure booking. The balance is due upon arrival.

Taxes: The City of Petersburg requires a 6% sales tax and 4% bed tax included in the payment.

Check-In/ Check-Out: The check in time is officially 4 o'clock but arrangements can be made to coincide with arrival times if the rental is ready for occupancy before 4 o'clock.

Check-out is officially noon so the property can be cleaned for the next guest.

Security: A credit card and driver's license will be given in lieu of a security deposit.

Final cleaning: At the end of the rental term the Tenant shall remove all Tenant Property, and leave premises in reasonably clean and in good condition.

Subletting: There shall be no subletting of the premises,

Cancellation: If you cancel your confirmed reservation less than 60 days before rental period there will be a 25% forfeiture of entire amount. If cancellation occurs less than 15 days prior to rental period there is no refund.

Phone: Calling cards only. No long distance or operator assisted calls billed to the Lucky Loon.

Children: Children are welcome but are the responsibility of the renter. Know where your children are at all times. You assume all risk for your children.

No pets allowed.

No Smoking Policy. There is NO SMOKING inside the house whatsoever.

Guests/Parties/Noise: The Tenant must supervise Guest(s) while on the premise. Tenant and their guests agree not to violate the quiet enjoyment of the surrounding neighbors and to respect their privacy and property.

Tenant Responsibilities: All occupants are required to handle the house and contents with due care and to perform "Normal" household duties that

include, but are not limited to: Cleaning of dishes, Garbage removal , Recycling and Notification to Owner of any damages or problems with the property. Lock all doors and windows when leaving the house.

Hold Harmless and Indemnity: Owner of rental property shall not be liable for any damages and/or injury to Tenant and/or their guest(s), or their personal property due to Tenant's acts, actions, or neglect. Tenant agrees to hold Owner harmless against any claim for damage and /or injury due to Tenant's act or neglect.

Risk of Loss: Owner shall not be liable for any loss by reason of damage, theft, or otherwise to the contents, belongings, and personal effects of the Tenant or their family, guests, or visitors, or for damage or injury to the Tenant or their family, guests or visitors.

Weather Conditions/Acts of God; Owner is not responsible for any weather condition or acts of God or nature that happen during Tenant's stay on premises. There will be no refund due to inclement weather, earthquake, tsunami or other natural disaster. Travel Insurance is recommended. In the unlikely event that state or local authorities order a mandatory evacuation that includes the Lucky Loon, the Tenant shall comply with the evacuation order.

Unforeseen Conditions: In the event that the Owner is unable to deliver said Property to Tenant under this rental agreement prior to the occupancy Tenant hereby agrees that Owners sole liability as a result of any of these conditions is the full refund of all rent paid by Tenant. Pursuant to the terms of this lease, Tenant expressly acknowledges that in no event shall Owner be held liable for any consequential or secondary damages. Tenant is advised to take out travel cancellation insurance.

Amenities: No Amenities are guaranteed. There will be no refunds for the malfunction of any equipment including but not limited to telephone service, appliances or power outage. Every effort has been made to ensure all equipment is in working order. Please report any inoperative equipment to Owner promptly. Agent and or subcontractors may enter premises during reasonable hours to perform maintenance.

Safety: Tenants acknowledge and agree that they are responsible for the safety of themselves, their guests, and their children particularly with respect

to stairs, decks, mezzanine, open window areas, slippery beach rocks and wildlife encounters. Tenant acknowledges and agrees to hold Owner harmless from any injuries to them or their guests. It is understood that no owner or employee is on sight and personal safety is his or her sole responsibility.

Laws: The Laws of the State of Alaska shall apply to all terms under this Agreement. It is expressly agreed and understood that this is a vacation rental. The Owner is not a tour operator.

Survival: If any clause or term in this lease is contrary to law, the remainder of the Lease shall remain in full force.

Breach of Agreement: Failure to comply with any of the foregoing will subject you to immediate removal and forfeiture of all rental payments and security deposits.

Rental is for _____ guests only. No parties on the premises.

I hereby certify that I have read the above agreements and will comply with them during the course of this tenancy.

Tenant

Print: _____

Owner _____

Donna L. Lindley
(or Petr Machalek)
Managers
Lucky Loon, LLC.

Sign _____

Dated _____

Lucky Loon LLC
181 Frederick Drive
Petersburg, Alaska 99833

<http://www.theluckyloon.com>
email: info@theluckyloon.com
phone: 907-772-2345