

BLUE ANCHOR PROPERTY RENTAL AGREEMENT

Property: The Blue Anchor

Address: 5131 W Houghton Lake Drive, Houghton Lake, Michigan

This Rental Agreement ("Agreement") is entered into between **The Blue Anchor** ("Owner") and _____ ("Guest") for the exclusive rental of the property described below.

1. RENTAL DATES

- **Check-In:** 3:00 PM
- **Check-Out:** 11:00 AM
- **Rental Dates:** _____
- Late check-out must be approved in advance.

2. PROPERTY INCLUDED IN RENTAL

Guests will have exclusive use of the entire Blue Anchor property including:

- **Motel Rooms (10 total):** 5 King Rooms, 4 Double Queen Rooms, 1 Bunk Bed Room.
- **The House:** 3 Bedrooms, 2 Bathrooms, Full Kitchen, Living Room, Movie Room.
- **Outdoor Areas:** Covered pavilion, fire pit area, and gravel parking.
- **Maximum Total Occupancy:** 38 persons (Total including overnight guests and day visitors).

3. RENTAL PRICING

- **Rate:** \$TBD per night | **Minimum Stay:** 2 nights
- **Cleaning Fees:** \$500 (\$150 House / \$350 Motel Rooms)
- **Total Stay:** \$TBD + (6% MI Sales/Use Tax) = **\$TBD**

4. PAYMENT TERMS

- **Deposit to Reserve:** 30% of total stay (due at booking).
- **Remaining Balance:** Due 14 days before check-in.
- Reservations are not confirmed until the deposit is received. Failure to pay the balance by the due date may result in cancellation.

5. SECURITY DEPOSIT & MICHIGAN COMPLIANCE

A refundable security deposit of **\$1,000** is required.

- **Usage:** May be used for property damage, missing items, or excessive cleaning.
- **Refund Timeline:** Any remaining deposit will be returned within **7 days** after checkout if no damages are found.
- **Damage Claims:** If damages are identified, Owner will provide an itemized list of costs within **30 days** of checkout (per MCL 554.609).
- **Guest Requirement:** Guest must provide a forwarding address to the Owner within **4 days** of check-out to ensure the return of funds.

6. PROPERTY USE & LOCAL ORDINANCE COMPLIANCE

The Blue Anchor is a lodging property, not a traditional event venue.

- **Special Events:** In compliance with **Roscommon Township Ordinances**, this property may **not** be used for "Special Events" (weddings, receptions, or large public gatherings) exceeding the permitted scope of a Short-Term Rental.
- **Facility Limitations:** No ceremony seating, catering, event staff, or event equipment is provided.
- **Responsibility:** Guest assumes all responsibility for setup, logistics, and cleanup for any permitted casual gatherings.

7. GUEST COUNT & OCCUPANCY LIMITS

- **Strict Limit:** At no time shall the total number of persons on the property exceed **38** without prior written approval.
- **Enforcement:** Unauthorized gatherings exceeding this limit are a breach of this Agreement and may result in immediate termination of the rental, forfeiture of the security deposit, and responsibility for any township fines levied against the Owner.

8. NOISE & QUIET HOURS

- **Quiet Hours:** Begin at 10:00 PM. No amplified outdoor music after 10:00 PM.
- Guests must respect neighbors. Repeated noise complaints may result in immediate termination of the rental without refund.

9. ALCOHOL & LIABILITY

- **Alcohol:** Guest assumes full responsibility for alcohol service and guest behavior. Owner is not responsible for alcohol-related incidents.
- **Liability:** Owner is not responsible for accidents, injuries, or lost/stolen property. Guest is strongly encouraged to obtain special event liability insurance naming The Blue Anchor as an additional insured.

10. CLEANING & TRASH EXPECTATIONS

- Cleaning fees cover standard turnover. Guests must remove all trash to the on-site dumpster, dispose of food properly, and clean up spills.
- **Excessive cleaning** will be billed against the security deposit.

11. PARKING & SEWER LINE PROTECTION

- Parking is available in the gravel lot and side yard behind the dumpster.
- **NO DRIVE ZONE:** Do **NOT** drive behind the building due to buried sewer lines. Violation of this zone will result in an immediate **\$500 fine** plus actual repair costs if damage is found.

12. CANCELLATION POLICY

- Deposit payments are **non-refundable**.
- Owner may attempt to rebook the property but cannot guarantee replacement bookings.

AGREEMENT

By signing, Guest confirms they have read and agree to all terms, including local ordinance compliance.

Guest Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____