



# Recoil Lodge Rental Agreement

This rental agreement is between the Recoil Lodge and renter(s).

1. The term of this rental shall be for \_\_\_ days and \_\_\_ nights, beginning \_\_\_\_\_ 20\_\_ and ending \_\_\_\_\_ 20\_\_ for \_\_\_ guests.
2. Check In /Check Out: The property will be ready for occupancy at 2:00 pm on the beginning date of the term and must be vacated by 11:00 AM on the ending date.
3. The Recoil Lodge is located at 211 6<sup>th</sup> Avenue SE, Clark, SD 57225.
4. RESERVATION & DEPOSIT: At time of booking, an initial deposit of \$100.00 and rental agreement is due within five (5) business days to secure your reservation. The deposit will be applied to your balance. If booking a reservation within 30 days of occupancy, the full rental amount and deposit is due at the time of booking. Otherwise, payment is due 30 days prior to your stay.
5. The RENTAL AMOUNT is \$45.00 per person per day for less than two guests, \$40.00 per person per day for three to four guests and \$35.00 per person per day for guests greater than five. A state tax of 4% will be added to the rates above which are subject to change due to state guidelines. Pay Pal, cash or check only made payable to Recoil Lodge.
6. UTILITIES: The Recoil Lodge will provide water, heat and electric. The rental amount includes cleaning of the property unless excessive cleaning is required. If excessive cleaning is required upon check-out, cleaning/removal cost will be your responsibility. **All trash must be removed prior to your exit. Game must be disposed in trash bags and kept outdoors.**
7. RESTRICTIONS: No smoking inside premises. No burning of candles or incents. Pets are not allowed on the furniture.
8. ACCOMMODATIONS: One full size bed, five twin size beds and one queen sleeper sofa. **Soiled sheets must be removed from beds prior to your exit.**
9. RENTERS must supply all food and beverages.
10. MAXIMUM NUMBER OF OCCUPANTS: The lodge is to be occupied by no more than eight (8) persons at time of rental. Failure to abide will result in an additional fee.
11. In the event of cancellation of this agreement, all monies are refundable and returned two weeks after the cancellation if the cancellation is not within 60 days of occupancy date of the rental. If cancellation is within 60 days of the occupancy date of the rental then 50% of all monies are refundable only to the extent that a renter can be found to occupy the vacated dates reserved under the agreement and are returned two weeks after the date the new renter executes a rental agreement. If cancellation is within 15 days of the occupancy date of the rental then 25% of all monies are refundable and returned two weeks after the cancellation and the remaining 75% of all monies are refundable only to the extent that a renter can be found to occupy the vacated dates reserved under this agreement and are returned two weeks after the date the new renter executes a rental agreement.
12. RENTER assures the Recoil Lodge that any renter who violates any of the terms of this Rental Agreement shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the renter and/or the renter's guest(s).
13. **We will disclose the access code within 24 hours of your stay.**

**By signing this Rental Agreement the renter(s) agrees to the terms and conditions as outlined above.**

SIGNATURE \_\_\_\_\_ Date: \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_

**RESERVATION DEPOSIT IS DUE (via pay pal or check) UPON SIGNING AGREEMENT  
Please return rental agreement to Anthony Rich 8626 Jenner Lane Cottage Grove, MN 55016**

**FOR OFFICE USE ONLY**

Deposit received \$ \_\_\_\_\_ Check # \_\_\_\_\_

Balance received \$ \_\_\_\_\_ Check # \_\_\_\_\_