SHORT TERM RENTAL AGREEMENT

(Weekly/Monthly)

	is agreement made this day of (mo.) (yr.) is between <u>David and</u> isti Phillips, hereinafter called Management, and						
her	einafter called Renter. Management agrees to rent to Renter home located at <u>5331 Michigan</u> ad, <u>Topinabee</u> , <u>MI 49791</u> , under the following conditions:						
Tei	rm:						
	This rental agreement shall be for, beginning 4:00 pm (mo./day)						
	(yr.) and ending 11:00 am (mo./day) (yr.)						
De	posit:						
2.	A nonrefundable deposit of \$ will be required with signed contract to hold the rental. This deposit will be applied to the rent. Management will acknowledge receipt of deposit by signing contract and mailing a copy of contract with a receipt for the deposit to Renter.						
Da	mage Deposit:						
	A refundable \$ damage deposit will be required which will protect Management against damage or theft to the property. The deposit will be returned within 14 days after Renter vacates the property if unit has not been damaged and no theft has occurred. The deposit may be applied by Management to satisfy all damage repairs caused by Renter or to replace stolen items. Such act shall not prevent Management from claiming damages in excess of the deposit.						
Du	e 2 Weeks Prior to Rental:						
	Remaining rent of \$, and a refundable \$ damage deposit, as stated above, for a total of \$ is due 2 weeks prior to occupancy.						
Ho	ld Over:						
	Renter shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.						
Sul	blet:						
6.	Renter may not sublet residence or assign this rental agreement without written consent of Management.						
Fir	e and Casualty:						
	If residence becomes uninhabitable by reason of fire, explosion, or by other casualty. Management						

7. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages.

Right of Access:

8. Management or Management's agents shall have the right of access to rental for repair and maintenance during reasonable hours. In case of emergency, Management or Management's agents may enter at any time to protect life and prevent damage to the property.

Lice

9. Rental shall be used so as to comply with state, county, and municipal laws and ordinances. Renter shall not use rental or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other residents' quiet enjoyment of their residences. Any misuse such as

described above shall result in termination of rental agreement and no refund of any payment will be issued.

Property Loss:

10. Management shall not be liable for damage to Renter's property for any type for any reason or cause whatsoever.

Pets:

11. Animals, birds, or pets of any kind shall not be permitted inside the rental at any time unless the prior written approval of Management has been obtained.

Smoking:

12. Smoking will not be permitted inside the rental unit at any time, for any reason.

Indemnification:

13. Renter releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of (a) Renter's failure to fulfill any conditions of this agreement; (b) any damage or injury happening in or about rental or premises to Renter's invitees or licensees or such person's property; (c) Renter's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against Renter as a result of Renter's action.

Entire Agreement:

14. This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

Failure of Management to Act:

15. Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

Management			Renter		
Prin	nt Name		Print Name		
Address			Address		
City	State	Zip	City	State	Zip
Phone			Phone		
			 Date		