

**Cabin Rental Agreement
Hold Harmless Contract
Riepenhoff's
Butternut Lake Cabins**

11014 Four Duck Lake Lane
Three lakes, Wisconsin 54562
eliseriepenhoff@gmail.com

Please print, sign and return this agreement with your rental balance.
Elise Riepenhoff 414.640.0549

Renter's Name:

Arrival Date: no earlier than 2:00pm
Departure Date: by 9:00am

Initial here: _____ This agreement constitutes a contract between the cabin guest(s) and Riepenhoff Rentals, LLC and its owners. Guest acknowledges and understands that by signing this agreement, he/she states that he/she has read and understands the written policies provided within and agrees with all statements included herein.

We keep our cabins immaculately clean and appreciate your efforts to maintain them. Each cabin is provided with a lightweight vacuum.

We are on a pump and septic system. Extra guests are a serious strain on the system. There is a \$20 charge per night for each additional guest over five in the Walleye. There is a four-person maximum in the Bluegill and a three-person maximum in the Smallmouth and Perch.

TO PROTECT THE SEPTIC SYSTEM:

Please place the following items in the garbage cans provided -
DO NOT FLUSH

- All grease, coffee grounds and bones
- Sanitary napkins, tampons, tampon applicators, cotton swabs
- Paper napkins, paper towels, disposable diapers
- Band aide wrappers, dental floss, pill capsules, hair



These items can collect inside plumbing pipes and cause hair and other debris to accumulate, decreasing water flow.

WE RECYCLE ALUMINUM, PAPER, GLASS, CARDBOARD AND PLASTIC: Trash and garbage go together; glass, plastic and aluminum can be combined; cardboard is separate.

Marked cans for recyclables are on the north side of the fish cleaning house next to the renter's shed. Cans for garbage are marked and behind the sauna between the Walleye and Smallmouth. Garbage and recycling is picked up on Saturday. You will need to take your own bags of refuse to the dump on Wednesday if you have created enough for a trip. There are directions to the dump on the refrigerator in your cabin. Be sure to put out your refuse for the Saturday collection before you leave. Fasten the bungee cords on the garbage cans to keep the critters away. Do not leave any food scraps in the woods around the cabins.

TELEPHONE FOR WALLEYE RENTERS: The telephone in the Walleye is for Walleye local use only. Long distance calls require a phone card. You need to bring your own long distance phone card. Incurred charges for unauthorized phone calls will be forwarded to the renter for reimbursement.

Depending on your provider, your cell phone may have reception at the higher points on Knapp Road.

CABIN FIREPLACES: The fireplaces in the cabins are for ambiance and heat only. Do not put anything in the fireplace. Use the thermostat on the wall to control the flame and heat.

The ceiling fan in the Walleye does an excellent job of circulating heat. Please keep the windows and door closed if you turn up the heat. When you leave turn the thermostat back to 50 degrees.

PETS: For the protection of others, pets need to be kept on a leash. All pet waste must be cleaned up and placed in garbage cans. **Please keep your pets off furniture.** There is an additional charge of \$10 per night, per pet.

PARKING: Please respect our neighbor's property. Although the cabins used to be part of a resort, the two neighboring cabins to the north are independently owned. Adhere to driveway markings. This is very important to avoid traveling over septic systems. Do not drive across our grass or the neighbor's grass and park only on our property. Each cabin has its' own parking space to the left of the cabin (when facing the lake). Boat trailers may be parked in the area marked to the right of our drive as you come in.

PIERS: Our four cabins share our two piers. Respect the neighbor's lake frontage property and their pier – even if they are not there. Pontoons are not to be docked at the piers. They may be moored or beached. Do not dock boats at the end of the pier as it blocks the view of all.

FOR ASSISTANCE: Dennis Bula is our handyman. Dennis lives right down the road, on Knapp just before Four Duck Lake Road (11106 Knapp Rd.). Dennis will collect the refuse on Saturday, and he will check in periodically.

Dennis is available as a fishing guide on the lake. Dennis' local number is 715-479-4706.

WATER SPORTS: Adhere to regulations when using jet skis and motorboats. You must be 200 yards from shore before you open throttle. Boating Regulations guides are in the cabins.

HOLD HARMLESS: The renter holds Riepenhoff Rentals, LLC and owners harmless for the use of water activities/water toys and sauna.

Cabin guest(s) acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in-residence, and that the Owner accepts NO legal or financial responsibility. Cabin guests, and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold the Owner harmless with respect thereto. **Cabin guest(s) hereby agrees to indemnify and hold cabin referred to as Riepenhoff Rentals, LLC and owners or property management harmless from any and all claims, including those of third parties, arising out of or in any way a result of the cabin guests use of the premises, including but not limited to the sauna or items therein.**

PROPERTY DAMAGE: Cabin guest acknowledges and understands that he/she is financially responsible for any and all property damage that may occur during the stated rental period which can reasonably be attributed to the rental parties negligence or abuse.

CHECK OUT: Cabin guest agrees to leave the property in the same general clean and undamaged condition it was in upon arrival. Cabin guests are responsible for damage, abuse, excessive cleanup requirements, or loss caused by a member of the cabin guest(s) party to the property or its contents during cabin guest(s) occupancy.

Please leave boat oars and canoe paddles at your cabin or in the renters shed located behind the Walleye – not at the shore. Please leave the refrigerator on and the door closed.
Rentals are by the week **beginning Saturday at 2PM and ending Saturday at 9AM. There are no early check-ins as 9am-2pm on Saturday is our time for cleaning and maintenance.**

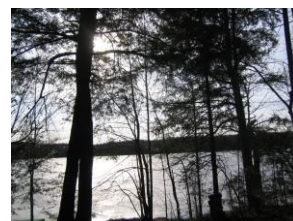
EARLY DEPARTURE/LATE ARRIVAL POLICY: No refunds will be made for early departures or delayed arrivals. No refunds or schedule changes will be made due to inclement weather.



THERE IS NO SMOKING IN THE CABINS

If there is anything we can do to make your stay more comfortable, or if you experience any problems, please contact us. Enjoy your stay!

Elise Riepenhoff



Elise's cell ~ 414.640.0549