Langtree Cottage Rental Agreement

Please read the following rental agreement in its entirety. By reserving the home, guests automatically agree to have read and understood the information below and agree to follow all Rules and Procedures.

All this information will also be provided in a "Langtree Cottage Information Notebook" at the property.

The agreement contains:

A. House Rules
B. Property Rules and Information
C. Check-out procedures
D. Penalties for breaking Rules and procedures

A. House Rules

1. Occupancy
    a. Maximum Occupancy is eight (8) guests including children
    b. The occupancy is capped due to the septic system size. Any additional guests and the system may be overloaded.
    c. Paying guests are allowed to invite no more than four (4) additional "day visitors" with the understanding that the "day visitors" will not use the indoor showers (they can use the outdoor shower.)
    d. 12 people total are allowed in the house/ on the property at any one time.
    e. Approval for additional "day visitors" may be given if requested in writing.
    f. If additional overnight guests or visitors are discovered over maximum occupancy, the following penalties can occur:
        1. The booking can be canceled by the host, and the guest will be notified to vacate the premises at once.
        2. Fees of $200/night per additional overnight guest will be charged
        3. Fees of $50/day per additional day visitor will be charged.

2. No events are permitted. This includes parties but also get-togethers with extended family or in town friends, graduation parties, or any gathering with more than 12 people on the property at one time.

3. Quiet hours are from 10pm to 8am.

4. This is not a party house. Music and lively chatter are fine, but please keep the volume to a level that will not disturb our neighbors.
    a. We will give the guest a warning if we receive complaints from neighbors.
    b. If guests refuse to adjust noise level, fines will be applied.

5. Nothing but toilet paper should be flushed down the toilets.
    a. Do not flush tampons, wipes, paper towels or hair.
    b. Even items, like tampons or wipes, that are sold as “flushable” should not be flushed.
    c. Disposal bags are provided in marked canisters next to each toilet for disposal of feminine products.

6. No food products should go down the kitchen sinks. A strainer is provided in the drains. The strainers can be emptied in trash cans.

7. Do not use the interior fireplaces.

8. Fireworks are not permitted.

9. Smoking or vaping is not permitted in the house.

10. No pets are allowed. If we discover pets have been to the house, there will be a $500 fine and additional cleaning fee as required.

11. Do not feed the ducks or geese. They are cute but if you feed them, they tend to hang around and do their business in our yard!

B. Property Rules and Information

1. Parking
    a. Only passenger cars and trucks allowed. No RV’s, trailers, or box trucks.
2. Garbage
    a. There are two large exterior trash bins. Please make sure trash bins are securely shut. Keep the bins a couple of feet apart.
        i. Do not leave any bags of garbage outside the bins.
        ii. We have tricky critters that will get into any trash outside of bins or popping out of bins
    b. Garbage pick-up is Very early Wednesday morning. If you are staying at the house on a Tuesday, please take the garbage bins to the end of the driveway.
3. Lake Access.
    a. The property is open to the lake. It is assumed that all guests understand this and proceed with caution around the lake.
    b. All guests enter the water at their own risk.
    c. Children should always be under parental supervision.
4. Life jackets (Personal Flotation Device’s (PFDs))

a. Some PFDs are provided in the Exterior Storage Room, but it is not our intent to provide a PFD for each guest.
b. Guests will need to provide PFDs for their children.
c. Many various Lake toys are provided, including foam noodles, inflatable tubes, and floating seats. Lake toys are not approved PFDs.

5. Kayaks/ Lake Toys
    a. Do not leave kayaks, paddle boards, or any unsecured floats on the dock overnight.
    b. Tie off kayaks, paddle boards and floats when not in use.
    c. The Kayaks and paddle boards are expensive and should be handled with care.
        i. Do not drag Kayaks and paddleboards on concrete.
        ii. Kayaks and paddle boards can be kept on grass, sand, or pine straw areas when not in use.
    d. Return all items to the exterior storage room placed back in proper racks before leaving. See photos on wall in room for storage locations.
6. Dock
    a. Do not dive off the dock.
    b. Do not swim under the dock.
    c. BEWARE: The dock can get very hot on your feet so take proper precautions!
    d. Do not leave any items on dock during storms. Even small rainstorms produce wind gusts in the cove that will blow anything unsecured off the dock.
    e. There are cleats on the outside edge of the dock for guest to use if a guest brings their own boat or if a guest rents a boat.
    f. Do not board boat in the slip or use the boat lift.
7. Boat access and ramp
    a. There is a boat access driveway and ramp that is available for guests depending on boat size.
    b. Guests will need to get approval upfront if they want to bring a boat.
    c. The boat access ramp is to be used at guests' own risk.
8. Exterior Furniture
    a. Do not leave any furniture on the dock during wind or rainstorms.
    b. Lower outdoor umbrellas during wind or rainstorms.
    c. Return all Exterior furniture to original location before check out.
9. Firepit
    a. The fire pit should stay in the center of the sand strip at the beach.

b. Firewood and an ash shovel are provided in the rack by the parking area.
c. When building a fire, someone should attend the fire at all times.
d. After each fire, please make sure the fire is completely extinguished prior to leaving it unattended.
e. Prior to check-out, guests must clean out any remaining logs and ash.

C. Checkout Procedures

1. Please do not make the beds you have slept in. No need to strip.
2. Leave towels on towel bars or on Tile bathroom floors. Do not leave wet towels on hardwood floors.
3. Take kitchen garbage to the interior or exterior covered trash bin.
4. Put down the umbrellas on the deck and patio.
5. Turn off the lights.
6. Place all dirty dishes in the dishwasher. Start dishwasher before leaving.
7. Put away all exterior lake toys, and paddleboards in the exterior storage room. (See photos in room for storage location.) Single Kayaks can remain on lower patio propped up on their sides under each window.
8. Place any moved furniture, including exterior furniture, to its original location.
9. If you have used the fire pit, empty cooled ashes or remaining wood into a plastic bag and place in outside garbage bin. (an ash shovel is on the wood pile)
10. If check-out procedures are not followed, guests are subject to additional housekeeping fees.
11. Check out time is 10:00. The lock codes will be changed at this time unless we are notified.

D. Penalties

1. Penalties if the Rental agreement rules and procedures are not followed:
    a. The booking can be cancelled. Guests will be notified to vacate the premises at once. There will be no refunds for unused days.
    b. Fees will be charged