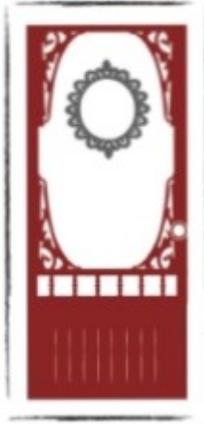


Patti's



Place

eventsatpattisplace.com

Renter:

Name _____

Address _____

Phone _____

Owner:

Patti's Place, LLC

40342 West County Line Road

Janesville MN 56048

Rental Period: _____ through _____.

The Renter agrees to rent the Property for a period beginning at 11:00 am on the first day of the Rental Period until 4:00 pm on the last day of the Rental Period.

This reservation will be held for 14 days pending receipt of the \$300.00 deposit.

This deposit can be made by mailing a check or money order to:

Patti's Place, LLC

C/O Patti Schuch

40342 W County Line Road

Janesville, MN 56048

Please make checks payable to Patti Schuch.

All payments are due 30 days in advance of the first day of the Rental Period. Failure to pay the rental fees will be considered cancellation. Renter agrees to the rates set forth below.

\$ _____ **Weekend Rate**
(500.00/night, based on 10 person occupancy/minimum, 10 twin beds available)

Available in Addition to the Weekend Rate:

\$ _____ **Extend-A-Day** _____ **Guests** _____ **Nights**
(25.00/person per night)

\$ _____ **Hourly Rate**
(25.00/hour, 4 hour minimum)

\$ _____ **Daily Rate**
(Contact us for Price & Availability)

\$ _____ **Total Rental Rate**

\$ 300.00 **Less Deposit**
(Paid within 14 days of reservation request)

\$ _____ **Total Due**
(Must be received 30 days prior to Rental Period)

All notices of cancellation must be made by email to eventsatpattisplace@gmail.com or in writing and mailed to the address listed above.

Cancellation date will be considered to be the postmark/received date of the written cancellation notice.

Upon cancellation, the Rental Period will then be made available to other renters.

-If the reservation is canceled 61 days or more before the Rental Period, the entire deposit will be returned in full.

-If the reservation is canceled 30-60 days prior to the Rental Period, the reservation will need to be rescheduled or transferred to a friend, or Renter will forfeit the deposit. Rescheduling/transferring will only be allowed one time per deposit paid.

-If the reservation is canceled less than 30 days before the first day of the Rental Period, the Renter will be responsible for payment of the full rate as outlined above (Total Due). In the case that another renter agrees to rent the Property for the Rental Period contained in this Agreement, the Total Due on this Agreement less the deposit will be refunded.

The Owner reserves the right to cancel this agreement in the event of an emergency or unforeseen event. In the event of an owner cancellation, all payment will be refunded in full.

Event House rules are as follows:

By signing this agreement, the Renter and all other tenants and guests during the Rental Period agree to observe these rules.

- Check in is after 11:00 am on the first day of the Rental Period. And check out is by 4:00 pm on the last day of the Rental Period.
- The property is a smoke-free and pet-free facility.
- Please do not flush anything other than toilet paper down the toilets. This includes but is not limited to sanitary products, paper towel or wet wipes.
If a blockage should occur there are plungers available in each bathroom.
- Please do not throw food waste down the kitchen sink, please dispose of it in the garbage.
- Wireless internet is available for your convenience. The password will be provided to you upon check in.
- The House will be set at a comfortable temperature upon your arrival. You may feel free to adjust the temperature to your liking. Upon checkout please return the heat/ac settings to the temperature outlined on your check in/checkout guide included in the guest book. There is a fan in each bedroom closet if needed.
- Please have all dishes clean and back in the cabinets. Clean dishes may be left in the dishwasher if time does not permit them to be put away.
- Remove all food from the refrigerator and wipe down shelving if needed.
- Place all garbage and recycling in the receptacles provided in the garage before leaving the Property.
- Close and lock all windows and exterior doors prior to your departure from the property.
- No dyeing of fabric/yarn or fiber in the washing machine. No acid/chemical dyes of any kind may be used on the Property.
- No spray adhesives are to be used in or on the Property.
- There are many items available for your use at no charge, and we ask that you treat them as if they were your own. We do offer a few items for purchase and operate on the honor system. Please pay the requested amount in the collection container provided. (K-cups, razors, toothbrushes, etc)
- The Owner reserves the right to expel anyone at any time for inappropriate behavior without refund of payment.
- No illegal or illicit activities or substances are allowed on the Property at any time.
- If you leave comments in the guest book, you are consenting that the Owner may use those comments in marketing materials.

Accidents can happen, however the renter and all other tenants or guests agree to maintain the property in good condition and agree to replace or pay for any loss, breakage or damage that is caused by the group. In the event that something gets broken or damaged, please contact the Owner or leave a note upon check out so it can be taken care of before the next group arrives. Should a plumbing, heating or A/C repair be needed please contact the Owner immediately. All physical damages and/or excess cleaning due to negligence will be charged at actual restoration costs with minimum labor charges of \$40.00/hour. The Owner will provide the Renter with a bill to be paid within 30 days of receipt should repairs be required.

There are sharp cutting tools and hot electric tools. The Owner cannot be held responsible for any injury. By signing this agreement, the Renter releases all claims and liabilities against the Owner and agrees that the Owner shall not be responsible for any theft or injury caused to the Renter or any other tenant or guest while in or on the Property. The renter assumes full responsibility and liability for the other tenants and guests during the Rental Period.

The signing of this agreement signifies the acceptance of the terms and conditions in full. The Owner shall hereby be held harmless and the Renter hereby expressly waives any and all claims against said Owner for any personal injuries to themselves or any tenant or guest in or on the Property during the Rental Period. This includes claims or personal injuries sustained in any way, or any loss or damage to property caused by fire, water deluge, overflow or explosion, howsoever arising or caused, or for loss of any articles by theft from The Property.

By signing this agreement, the Renter shall agree to all terms and conditions set forth above.

Renter signature _____ Date _____

***I am so happy that you have chosen Patti's Place
for your get together or event!***

***If I can do anything to make your stay more enjoyable, please
email me and I will do my best to make sure you have all that you
need. Thanks, and enjoy your stay!***

Could you please take a minute to let us know how you heard about us?

- Internet Which search, site or webpage? _____
- Facebook
- Friend/Referral Who? _____
- Guild/Shop Name? _____
- Other _____