

QITV Lakeside Retreat Venue Rental Agreement

Rental Agreement (herein Agreement) between Quilting in the Valley, LLC, (herein the Management) and _____ (herein the Renter) regarding QITV Lakeside Retreat Venue, 914 S. 8th Street, Manitowoc, WI (herein the Property.)

Rental Period start date: 3 p.m. _____ through 10 a.m. _____

This agreement is between the Renter and the Management. The Renter agrees to rent the property for a period beginning 3 p.m. on the first day of the Rental Period until 10 a.m. on the last day of the Rental Period.

A \$250.00 deposit is placed when making online reservations through our website at www.QuiltingintheValley.com. This rental agreement must be signed, scanned and emailed back with 14 days of issue to lock in your dates. If we fail to receive the rental agreement within 14 days, another group may reserve your dates.

Three weeks before your scheduled arrival, you will be invoiced the balance through our online reservation service. Failure to pay the balance **14 days before arrival** will be considered cancellation and forfeiture of the rental deposit.

QITV Lakeside Retreat Venue is rented as a complete retreat venue. The price remains the same, whether you have one person or eight. The person making the reservation will be assumed the group liaison and bears all responsibility for the group's payments.

RATES: \$450 a night for Sunday – Wednesday nights. \$500 a night for Thursday, Friday or Saturday nights. Stays that include a Thursday, Friday or Saturday require a 3-night stay. Rates do not include applicable Wisconsin State Tax (5.5%) and Manitowoc Tax (8%).

CLEANING FEE: All stays will require a \$125 cleaning fee. This fee is paid upon check-in.

Renter agrees to the rates and terms set forth below:

Base Rate:	\$450/night for Monday-Wednesday	\$ _____
	\$500/night for Thursday, Friday, Saturday	\$ _____
<i>(3 night stay required for stays involving a Thursday, Friday or Saturday night)</i>		
TOTAL RENT		\$ _____
TAXES & FEES (13.5%)		\$ _____
Cleaning Fee	\$125/stay	\$ 125.00
Less Deposit		\$ - 250.00
NET RENT DUE (14 days prior to arrival)		\$ _____

Your reservation may be rescheduled if the request is made 30 days prior to your arrival date. (Your deposit would be carried over to secure the new date.) The new date must be within six months of original arrival date dependent upon availability.

Cancellations:

Cancellations must be made by phone (815) 410-5068 or by email: LakesideRetreat@quiltinginthevalley.com.

- Deposits are fully refundable if cancellation is made 60 days in advance of your arrival.
- If your cancellation is made less than 60 days and more than 30 days prior to arrival, we will refund your deposit if your time frame can be booked by another party or if you transfer your reservation to another available date.
- Cancellations less than 30 days before arrival forfeit the deposit.
- Cancellations made after the final balance has been paid are non-refundable.

Management reserves the right to cancel this agreement in the event of an emergency or unforeseen event. In the event your stay must be cancelled, payment will be refunded in full or you may choose to reschedule.

Rental Property Rules:

By signing this agreement, the Renter and all other guests of the Property during the Rental Period agree to observe the following rules:

Each guest will be required to fill out and sign a liability waiver upon check-in.

This facility is multi-level and requires the use of stairs for complete accessibility. Guests agree to use handrails when using the steps and to exercise caution when moving from one level to another.

This agreement is limited to eight guests. No day-campers or additional guests are allowed other than the eight guests under this contract.

All guests must be 18 years or age or older.

This property is a smoke-free, pet-free facility. This includes the retreat venue and the common areas.

The guest laundry is for personal use only: no prewashing fabric or dyeing allowed.

Spray adhesives of any kind are not allowed.

Do not pin or tape anything to the walls.

Checkout procedures and duties will be followed or additional cleaning costs will be charged.

In the event of any breakage or damages to the property, the Renter shall inform the Management by phone (815) 410-5068 or by email at LakesideRetreat@quiltinginthevalley.com immediately.

Renter and all guests agree to maintain the property in good condition and agree to replace or pay for any loss, breakage, or damage caused by the group. All damages and excess cleaning will be charged at the actual restoration costs.

Should any repairs be required, Management will provide itemized bill to Renter within 14 days after the Rental Period ends.

Quilting can involve the use of sharp cutting instruments and tools. Management is not responsible for any injury. A first aid kit is provided in the laundry room cabinet.

By signing this Rental Agreement, the Renter releases all claims and liabilities against the Management and agrees that Management shall not be responsible for any injury caused to the Renter or other guests in or on the Property or to damage to personal property.

The signing of this Agreement signifies the acceptance of the terms and conditions in full.

Renter Signature _____ Date _____

Phone _____ Email Address _____

Mailing Address _____

Please print, sign, scan and return this contract by email to LakesideRetreat@quiltinginthevalley.com within 14 days of booking your reservation.

Updated July 7, 2021