

Welcome to Vacation rentals -Spring Lake Smiths Bayou Beachcombers Headquarters.

This is your vacation rental property agreement and welcome letter with steps to complete your obligation on this reservation. This is pending until completed and return by fax to [616 328-5200](tel:6163285200) or email and call to make sure it was received.

Steps to follow to complete your reservation

We need you to complete your reservation to hold your date.

We need the booking form filled out at www.4rentmi.com under the property selected and hold your dates

You will see the calendar under your date turn to the proper color yellow, refresh your screen if this did not happen after filling out the form.

This means you have a pending reservation and need to complete the following steps.

1) credit card authorization form see this at <http://www.4rentmi.com/credit-card-agreement.pdf>
2) welcome letter (for your information), property agreement to be signed attached in this letter below

3) you will get a receipt from our reservation system also from the www.dadds.com the master calendar.

4) Manifest of guests and vehicles send a list of your guests names, and vehicles on property.
http://www.dadds.com/lake_michigan.htm

Welcome Letter

Welcome to the Spring Lake Smiths Bayou Beachcombers Headquarters we look forward to your arrival.

Call upon **arrival and departure** for staff to meet if available [616 437-1687](tel:6164371687) cell

We may have staff stop by during your stay if not available when you arrived.

To make things flow we have created a **welcome letter** for your questions and answers.

Summer events

June Strawberry moon festival

June Spring Lake flea market, car show bbq cook off fireworks

July 4th fireworks

August coastguard festival first week with fireworks

August boat show

Salmon Festival September

Please arrive slowly we are located on Smiths Bayou 16857 Carlson Ave
Ferrysburg, MI 49409

See map on the way in take notice to the draw Bridge with bike paths to cross also to bike to the beach from the cottage and playground and park just kitty corner from Pizza Hut for a field trip with the kids with such a nice playplay area for a break prior to crossing the bridge. Please drive slowly as there are many kids on the street and neighbors have expressed their concern with safety.

Parking right in the yard (I suggest you pull up unload and then park in the street or just near trailers in the yard please stay back as far as the entry level to keep the grass decent.) Walk in look around (remove your shoes to keep this nice for everyone). Then find your easy point of entry to unload your required items for your stay there area few doors to access.

The code to the lock box to get into the door is _____ given upon your call this fits the hand knob and the dead bolt be left unlocked...use the deadbolt to lock the top lock if you feel for safety but this is a very nice neighborhood. To gain entry into the location you will need the code be sure to put the key back when your done after you leave. (If you leave do not lock the deadbolt as you will be locked out). Leave the key back in the lock box when you leave)

Vendors you requested or that are in the area that offer specials or discounts The pizza place will deliver and they have a special for our vacation rentals at pizza hut and breakfast just next door a few blocks or try Kirbys Grill for a great dinner.

Musical fountain every night at the water front for free (awesome)

Trolley ride for approx \$1 to learn about Grand Haven

Bowling lanes just a exit up off Wagner rd on 31 you will find they have great kids deals.

Craigs Cruizers only a few exits away US 31 at Pontalua rd

Wind Dancer sils [616560-1929](tel:616560-1929)

Kayak rental [616 566-1325](tel:616566-1325)

Charter fish boats [616 437-1687](tel:616437-1687)

Jet ski rentals [616 786-2628](tel:616786-2628)

Breakaway Bike rentals www.breakawaybicycles.com [616 844-1199](tel:616844-1199) Rock "n"

Road www.rocknroadcycle.com [616 846-2800](tel:616846-2800)

Scenic cruises Holland Princess www.hollandprincess.com [616 393-7799](tel:616393-7799)

CelticSol Charters www.celticsolcharters.com [616 318-8164](tel:616318-8164)

Golf

Grand Haven Golf www.grandhavengolfclub.com 616 842-4040

Spring Lake Coutry club www.springlakeecc.com 616 842-4200

Laketown Golf 269-857-5730

Play Grounds just past 168th on pine only a few blocks past the Reef Party store

The way in near the ferrysburg park near kitty corner from Pizza hut

The YMCA in Grand Haven near the water front

The Norr

Bike trails

Lakeside trail -12 miles long

Musketawa Trail- 25 mile trail www.musketawatrail.org

Tri-cities Connector Path

Fire pit please keep your fires to a minimum, find wood at many local gas stations and road side areas. Propane may be full and if empty please refill and get receipt and we will reimburse from your deposit.

Do not burn plastic and put your fire out at the end of your evening.

We have piled up some wood to get your fire started, **if available** the pontoon boat take a ride to dinner and park your boat near Old Boys near the bridge or Holiday Inn Jacks this is ready for free sitting and if you use it the rent is \$600 per week or \$195 per day, gas must be left full or a \$25 charge to fill. The turtle dock is ready to get down with the nets and get turtles, frogs and minnows, and fish ready for fishing...bring some fishing poles....the bait shop for worms is also a party and convience store the Reef (on Pine) just 2 blocks away just east of the bridge has everything you can imagine and is a nice walk or bike ride.

Beaches you have plenty to Choose from

Grand Haven state park

Grand Haven city beach

Lakeside Beach Spring Lake

North Beach Ferrysburg

Noth Ottawa Dunes

Rosy Mond Natural area

Kirk Park-West Olive

PJ Hoffmaster State Park

Other info while your at the location

Wifi - there is not password you can pick up lynksys its not part of the package but you can get it quite often.

regular channels are free make sure to see that there is no charge prior to selecting a movie

Join us or be our guests at the Marina Grand Isle

Indoor pool and hot tub access at the Marina and bathroom key, please call to make arrangements to get the key and arrange visit.

Hours 8am to 12 mid kids must be out by 10pm

Other options for rentals at Gun Lake rentals

Gun Lake rentals is <http://www.gunlakerentals.com/>

Rental option Adult Passengers12

Engine40HP Mercury

Length22ft

ManufacturerManitou

4 Hours\$145

8 Hours\$215

3 Days\$575

Week\$1,175

Sea doo rentals \$300 2 day rental. \$650 per week

Rental options

Rental may or may not be available pending how much time you offer for request.

Pontoon boat

We offer a older pontoon for rent seats 9 capacity rate is...

I have a pontoon boat that is not brand new but holds 8-9 people the rate is \$495 for the weekend..but this will need to be delivered if you want this.

8 hours \$195

\$450 3 days, week

\$975..gas must be left full 30 horse motor 17 foot creidt card needed for damages or deposits.

Fishing pole rental (must be put back unbroken and untangled)...\$40

3 poles for the week and tackle enough for each pole
Bike rental.. good for your rental period \$20 per bike kids bikes \$10 each, helmets \$5 each.

2 bikes \$40

4 bikes \$80

Golf cart rental \$200 for week.

Trolling motor and battery to go with your row boat \$75

Limo rental to Grand Rapids one way or one hour \$10 each min 20 people

Bus rental to Grand Rapids one way or one hour \$8 each min 20 people

SUV stretch H2 Hummer rental to Grand Rapids one way or 1 hour \$12 each

Charter bus 55 or 47 passenger rental to Grand Rapids one way or 1 hour \$7 each

Charter boat fish on Lake Michigan \$600 for 4 -6 hours

Prior to your departure

Remove all trash and place in the blue trash can and cans available (place returnable emptys in separate cans) place cans at road on Thursday night for Friday am pick up...(if you forget to take your trash out a trash remove fee of \$25 - \$50 may be charged to your account)

Clean all your dishes and put them away, wipe down counters stove and refridge as necessary to avoid added cleaning charges.

Keep your noise to a minimum outside after 11:00pm on weekdays and 12 mid on weekends.

No shoes on carpet or in house , no smoking on premise please go on grass areas.

Available for free sit on pontoon if not rented, **still to add a row boat with oars, and swim dock...** please make sure to take care of these to avoid any charges.

Please call upon arrival and departure to have our staff stop by if in the area...

616 437-1687 cell Frank

This agreement below needs to be signed and faxed back to 616 328-5200

Vacation House Lease Agreement – Family Vacation – Month____day
____Year ____ 3:01 pm –Month ____-Day____Year ____ 12:01pm noon

Desired Date:

Length of Stay:

in Party:

Name:

Email:

Phone:

Property: Smiths Bayou Lake house located at 16857 Carlson Ferrysburg, MI ...waters of Spring Lake.

Term: The occupancy at any given time of less than 10 people for term of this Agreement shall be from **_ Dates above ____** Arriving after 301 pm through **_ dates above __** departing before 12 noon pm.

Inclusions: The owners provide a three bedroom house with sleeping arrangements accommodating 8 - 10 people at the above stated address. Single Level has covered four seasons porch, grill, fire pit, dock with 60 – 70 foot, and open floor plan just inside the 4 seasons porch to include island between the living room and kitchen. Single bath separates 2 bedrooms and the other larger bedroom with 2 closets is near the washers and dryer area. This unit is equipped with a stove, microwave, and refrigerator, sofa, sleeping 10 total 3 full size and 2 king size beds and Laundry and full bath/shower. This also has a full kitchen, living room with television, cable and 2 decks on the east and one on the west side. Located just minutes from the bridge and a few miles from the beach North Shore and Grand Haven beach with plenty stores and things in the area on the bus or trolley route pending the season. This rental location is for a maximum of 10 people and is not to be used for parties of more than 10 people at any given time. **We ask that no people be allowed to smoke or wear shoes in house.** The house is fully furnished with major kitchen appliances; linens, towels included, one sanitation visit will be performed after check out is to sanitize only not to clean dishes, pick up trash ect.. Extras such as televisions, vcr's, stereo, laundry, are supplied at no extra charge. In the event of a breakdown of "extras", the owners or owner agents will have the "extras" repaired or replaced as quickly and practical as possible. There will be no refund for malfunction or breakdown of extras. In the event of breakdown of any other appliances the tenant must notify the owner or owners agent so repair can be made. Repair will be expedited but no refund will be made. The owners shall not be responsible for breakdown or malfunction of building amenities.

Deposit: A deposit of **\$1/2 of total \$ _____ US dollars** is due to secured by credit card, for full payment, which secured of (50% of the rental amount **\$1/2 plus 0.00 holiday fees \$0 plus taxes \$6% and cleaning fees \$50**) is required to

hold the reservation. Tenant must complete, sign and date this Lease Agreement within **two** days. If you fail to return Lease agreement, you risk losing the reservation and any card used to hold deposit. Upon receipt of this signed Lease Agreement, the reservation will be considered confirmed. The deposit will be held as the security deposit until after departure, cleaning and inventory is completed by the cleaning service. Charges for broken, damaged or missing items as well as any extraordinary cleaning charges will be deducted from the security deposit with any balances remaining due, billed to the tenants. Extraordinary cleaning is defined as cleaning that requires more than 4 hours to complete by one cleaning person or requires the hiring of other professional cleaning services such as upholstery or carpet cleaning service etc. The security deposit, less any charges will be returned within 21 days of departure.

Rent: The balance of the rent due **\$1/2 plus +** cleaning fees \$___, and tax **\$6%** total balance due **\$ _____** is **\$DUE less deposit** plus security deposit **\$500 use of card (A HOLD ONLY MAY BE PLACED ON CREDIT CARD UNTIL DEPARTURE)** extra time for late check out \$10 per hour extra nights \$100 per night (cleaning can be put on a credit card to hold total of \$500) then the amount is **\$BAL** and includes and all taxes normal cleaning fees and balance of rent, due are required to be paid by **arrival, (30 day prior to arrival)** ___in US dollars, representing the balance of rent due **plus the security \$500 deposit hold only with a credit card of which US \$500** will be refunded if **no extraordinary cleaning is required plus 6% Michigan tax** if the balance of rent payment is not received by **_30 day arrival__** then the deposit would be forfeited. Preferred payment is by check, money order or cashier's check, or credit card (add 3%). Tenants shall pay a service charge of US \$30 if checks are returned for insufficient funds or returned for any other reason. Payments must be made payable and mailed to : **DADDS MAGIC BUS INC send deposit and signed contract to 407 Turner ave NW Grand Rapids, MI. 49504 fax to 616 328-5200 or email and call to make sure arrived at 616 235-3233.**

Cancellation: Cancellation notice must be in writing via US mail or Email. All funds will be refunded if written cancellation notice is received before **__3 days of this signed contract__**(seven days of contract initial draft)_. Cancellation are subject to the loss of all deposits paid so far. In the event that the property is rebooked for your prior reservation, you will receive a refund of the amount previously paid less a \$350.00 remarketing fee. "No shows" without written cancellation notice will receive only a refund of the security deposit (provided rent payment was made). Owner is not responsible for shortened stays due

to weather conditions, acts of God, natural disasters or acts of terror. Once occupancy has commenced there will be no refund for shortened stays. Cancels due to acts of God on said property are only refundable on deposits or monies paid.

Restrictions: Sublease: This lease may not be assigned, transferred or sublet, not even to a family member. Pets: Guests are not permitted to have pets in or on the premises.

Smoking: No smoking is allowed in the house, and outside smoking must put butts into ash tray /waste.

Use: Property is solely for resident/vacation use and for no other purpose.

Behaviors that cause or risk disturbance, disruption, interference, injury or harm the privacy and rights of others are not permitted. Behaviors that risk or cause damage to the property or premises will not be tolerated. The owner's or on site management have the right to warn and evict, thereby terminating the Agreement without refund. All resulting costs are the tenant's responsibility and will be billed to the tenant.

Lake frontage: Agree to hold harmless home owner for any slip and falls or incidents evolving from using property, to include any incidents from using lake, boats or surrounding property.

Utilities: Electric, Water, Trash and Sewer costs are included in the weekly rental cost. Tenants are requested to be conservative when possible and to close outer doors when running the air conditioning or heating, trash will be needed to be put in blue dumpster then at road for pickup Tuesday morning.

Parking and Property: Off-street parking space is available on the street near the house, not on yard.

Indemnity: The tenant will indemnify and hold harmless the owners and owners representative for any injuries, accident or otherwise, that may be incurred or suffered upon the premises by tenant or guests or anyone associated with tenant for any cause whatsoever during the term of this contract. Tenant's personal property and vehicles are not insured the owners or owners representative against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of other, or any other cause.

Desired Date: _____

Length of Stay: _____

in Party: _____

Name:

Email:

Phone:

cc# X _____ cvv code X _____

City, State,

Zip: X _____

Tenant

Signature: X _____

Must be 18 years of age and 21 for drinking age.

Card holder

Signature: _____

Deposit pd today \$

Check # _____ 7/___/2007_ Due for deposit 1/2 **Balance Due \$** _____ if
paying by credit card total is _____ **new total is \$** _____ this
includes cleaning and tax less **\$1/2 deposited** due date ___/___/___ 30 days
prior to rental Date: ___ DAY OF RENTAL _____ referral what site _____

Checks Payable to Frank Roberts. send to: 407 Turner NW, MI 49504

**Leased property to DADDS MAGIC BUS inc, Roberts Rentals LLC,
4rentmi.com**

Frank Roberts 407 Turner Avenue Grand Rapids, MI 49504