

**CABIN RENTAL AGREEMENT**

*Timber Wolf Lodge*

*Babbitt, MN*

*(218)827-3512*

Arrival Date: \_\_\_\_\_ . CHECK-IN time is 4:00 pm.

Departure Date: \_\_\_\_\_ . CHECK-OUT time is 10:00 am.

**This Agreement is a legally binding contract between the Cabin Guest and Timber Wolf Lodge. Cabin Guest acknowledges he/she has read and understands the terms of this Agreement and agrees to and accepts all of the terms provided herein.**

1) **CABIN GUEST:** Cabin Guest confirms that he/she is at least 25 years of age, or older. Cabin Guest confirms that at least one guest who is at least 25 years of age or older will occupy the guest cabin throughout the rental period.

2) **PROPERTY DAMAGE:** Cabin Guest acknowledges and understands that he/she is financially responsible for any and all property damage that may occur anywhere on the resort property during the stated rental period caused by Cabin Guest or any family member or guest of Cabin Guest.

3) **SECURITY/DAMAGE DEPOSIT:** A \$250.00 security deposit is required at the time a reservation is made. Cabin Guest agrees to leave the guest cabin and resort property in the same general clean and undamaged condition it was when Cabin Guest arrived, reasonable wear and tear accepted. Cabin Guest is responsible for any damage, excessive cleanup requirements, or other loss caused by Cabin Guest or any family member or guest of Cabin guest during the stated rental period. Any such damages may result in the loss of all, or part, of the \$250.00 security deposit and Timber Wolf Lodge reserves the right to further bill Cabin Guest for additional cleaning or repairs.

4) **DISPUTES:** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. Any action relating to this Agreement shall be venued in St. Louis County District Court, Minnesota.

5) **MAXIMUM OCCUPANCY:** Cabin Guest agrees that the guest cabin shall be occupied by no more than the maximum number of guests stated by Timber Wolf Lodge for the rental of said guest cabin. Occupancy is limited to registered guests only. Occupancy by more than the stated number of guests will result in the termination of the rental and the forfeiture of all rental fees and deposits.

6) **RESORT POLICIES:** Cabin Guest and all members of the Cabin Guest's party, including family members and guests, shall abide by the specific Policies governing the resort, specifically including the Policies posted on the Timber Wolf Lodge website. In the event of a breach of this Agreement or the Policies, Timber

Wolf Lodge reserves the right to terminate this Agreement and, in such event, Cabin Guest shall not be entitled to a refund of any rental fees.

7) **DEPOSITS AND PAYMENTS:** Deposits must be received no later than 30 days prior to the stated arrival date. Payment in full is due at check-in. A **\$35.00 service charge will be incurred for all returned checks.**

8) **CHECK-IN/CHECK-OUT TIME:** Cabin Guest acknowledges and understands that **check-in time is no earlier than 4:00 PM. Check-out time is no later than 10:00am** on the departure date stated above. Housekeeping needs adequate time to prepare the guest cabin for the next guests. If any member of the Cabin Guest's party does not depart by the stated check-out time without permission, Cabin Guest will be charged an additional fee of \$50.00 per hour.

9) **NO FIREARMS — NO FIREWORKS — NO ATVs:** No firearms, fireworks or ATVs are permitted anywhere on the resort property. The resort property shall not be occupied or used in any manner such as to place persons or property in danger of injury or damage or in any manner that may disturb and/or offend other guests. Timber Wolf Lodge reserves the right to require loud or unruly guests to vacate the resort property immediately and terminate this Agreement. In such event, Timber Wolf Lodge shall not refund any rental fees.

10) **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.

11) **PETS:** Quiet, well-behaved pets are welcome at Timber Wolf Lodge. Pets must be leashed or under voice command and control at all times. Noisy, disruptive pets or those exhibiting anti-social behavior are not acceptable and will not be permitted. Timber Wolf Lodge reserves the right to require guests with pets in violation of this policy to vacate the resort property and terminate this Agreement. In such event, Timber Wolf Lodge shall not refund any rental fees.

12) **NO SMOKING:** **All guest cabins are non-smoking.** If any member of the rental party, or guest of the rental party, smokes inside the guest cabin or on the porches/decks, the \$250.00 security deposit will be forfeited. The entire guest cabin is designated as a No Smoking Area.

13) **WILDLIFE/WILDERNESS:** Timber Wolf Lodge is located in Northern Minnesota on Bear Island Lake near the Boundary Waters Canoe Area. As such, you are likely to encounter wildlife (deer, bears, raccoons, snakes and bugs of various types, etc.) and wilderness terrain (water, rocks, poisonous plants, etc.). Timber Wolf Lodge is not responsible for any injury caused by said wildlife or wilderness terrain.

14) **HOLD HARMLESS:** Cabin Guest acknowledges and understands that each and every guest at Timber Wolf Lodge is solely responsible for any accident or injury to any person while in-residence, and that Timber Wolf Lodge accepts NO legal or financial responsibility for such accidents or injuries. Cabin guests, and guardians of minors or incapacitated persons, assume all risk of injury or other loss resulting from any recreational activity and will hold Timber Wolf Lodge harmless with respect thereto. **Cabin Guest hereby agrees to indemnify and hold Timber Wolf Lodge, its owners, employees and agents harmless from any and all claims, including those of third parties, arising out of or in any way a result of the occupancy and use of the resort property by Cabin Guest, and his/her family members and guests, unless caused by the gross negligence or willful misconduct of said parties.**

15) **LOSS OF PERSONAL ITEMS:** Cabin Guest acknowledges and understands that Timber Wolf Lodge is not responsible for lost or stolen items of personal property. Timber Wolf Lodge will use its best efforts to return any lost or forgotten items. Shipping expenses shall be paid by Cabin Guest.

16) **KEYS:** All keys must be returned to Timber Wolf Lodge upon departure. Cabin Guest shall be responsible for cost of re-keying if a locksmith is required to replace lost or non-returned keys.

\_\_\_\_\_  
Print Name Phone #

\_\_\_\_\_  
Signature Date

Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

\_\_\_\_\_  
Number of Person Occupying Cabin: Adults \_\_\_\_\_ Children: \_\_\_\_\_

**Please Print all names of persons occupying the guest cabin:**

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