

**RENTAL AGREEMENT For**  
***The Shanghai Landing Unit 10***  
***The Pointe at Shanghai***

**Rental Terms:** You are renting a 3 Bedroom/3 Bath Lake front condo at Shanghai Landing, Unit 10 with VCR, Satellite TVs, CD player, DVD, microwave, stove, refrigerator, washer, dryer, linens, gas grill, phone, covered boat slip, pool, and trailer parking at the Ramp Road lot only.

The reservation deposit is due within 7 days of booking the reservation. If the deposit is not received within 7 days, the reservation is automatically cancelled.

Cleaning schedules prohibits early check in or late check-out.

**Cancellations** – A thirty day notice is required for cancellation. Cancellations that are made more than thirty days prior to the arrival date will incur no penalty. If a cancellation is made less than 30 days from the reservation, the reservation deposit will be forfeited and the entire rental amount shall be due less a credit, only if and when the unit is re-rented for the same dates and at the same rate or higher than the original reservation. The credit will be the amount of the rent collected for the same dates. If the property is not rented, the entire rental amount will be due.

This owner reserves the right to discontinue occupancy with no refund if, in the owner's opinion, the Guest is detrimental to the rental premises, or is in violation of this Agreement.

**Linens** are provided with our rental unit. **Towels are not provided.**

**NO SMOKING** is allowed in the condo.

**NO PETS!** The Condo Owners Association does not allow renter's pets. Owner reserves the right to discontinue occupancy with no refund if a pet is found on the rental premises and assess a minimum fee of \$150 for flea extermination, additional cleaning, or other damage.

**NO HOUSE PARTIES!** Owner reserves the right to refuse occupancy or discontinue the rental with no refund if a house party is detected. A house party may be, but is not limited to, any group made up of predominantly young people under the age of 25 who are not members of the same family. Guest agrees to abide by the occupancy limitations set forth for the rental premises.

The guest agrees to pay Owner for any damage to the premises, excluding normal wear and tear. This includes, but is not limited to, damage to interior and exterior walls, ceilings, floor, carpets, windows, doors, locks, hardware, plumbing fixtures, cabinets, heating or air conditions apparatus, stove, refrigerator, water heaters, lights and other fixtures, and appliances. The Guest is responsible for damages caused by any act or neglect of the Guest, or member of the Guest's party.

The guest bears the risk of loss of personal property on the premises, and the Owner shall not be liable for damage to personal property of the Guest.

The pool does not have a lifeguard. All children must be accompanied by an adult.

Boat Slip **13** is the boat slip available for guest use. Other boat slips that may be empty are not to be used at any time.

Appliance/Equipment failures will be repaired as quickly as possible. Refunds will not be made for appliance/equipment failure.

Locked areas for which the Guest is not provided a key, such as the Owner's personal storage area and utility areas are exempt from this contract and are off limits to the Guest. Forced entry will allow for immediate termination and the Guest will be charged for missing or damaged items.

Guests understand deposits may be placed in an interest bearing account in which Owner will receive interest thereon.

Owners and any Owner Agent are not responsible for theft or injury to the Guest or members of his party.

Guests using the Jacuzzi shall use the beige button to turn pump on **only** when tub is full of water.

Trailer parking for the condos is in the lot on Ramp Road closest to the ramp. Trailers parked on the main road lot (Shanghai Landing Lane) will be towed. The main road lot is for Home Owners Assoc. only.

**Check In:** Guests will notify the owner of any damage during check in. Any damage therein will be the responsibility of the Guest to be paid to the Owner before departure.

**Check Out:** Guests must leave the property in a clean condition to include the following:

- All trash must be removed and placed in trash receptacle outside the unit
- All food must be removed from the refrigerator, stove, and microwave
- The thermostat is to be set at 75 degrees
- All dirty dishes are to be loaded into the dishwasher
- All bed linens are to be removed from the bed and placed on top of beds.

Failure to comply will result in deductions from cleaning damages from the security deposit.

# Shanghai Landing Unit 10 Rental Agreement

Please complete, sign and return this agreement, via Postal Service or E-mail along with a rental deposit of \$220.00.

**Primary Guest:**

**Primary Guest Address:**

**Primary Guest Phone:**

**Primary Guest Email:**

**Arrival Date:** (3:00pm Check In)

**Depart Date:** (11:00am Check Out)

**Charges are as follows**

**Rent:**

**Cleaning Fee:**

**Tax:**

**Total:**

**Balance Due:**

**Balance Due By:**

**Reservation/Security Deposit** (to be received within seven days of reservation request): **\$220.00**

We accept personal checks, money orders, or travelers checks.

Please list all guests that will be staying in the rental property and their age range (0-5, 6-17, 18-25, 25+)

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**Guest Name:**

**Age Range:**

**I ACKNOWLEDGE THAT I HAVE READ AND AGREE TO ABIDE BY THE TERMS AND CONDITIONS SET FORTH IN THIS RENTAL AGREEMENT FOR CONDO 10 AT SHANGHAI LANDING AT THE POINTE AT SHANGHAI.**

**Primary Guest Printed Name:**

**Primary Guest Signature:**

**Date:**

**Owner Signature:**

**Date:**

**Return to:** Nick and Jessica Polazkowyj **Address:** 7611 Live Oak Drive, West Chester, Ohio, 45069 or **E-mail:** [ShanghaiLanding10@gmail.com](mailto:ShanghaiLanding10@gmail.com) or **Phone or Text** 513-443-4618 or 913-461-8482 for fax number

**Please note a typed signature in this form sent by email is the electronic equivalent of a hand written signature.**