



HEISER'S LAKESIDE CABIN RENTAL AGREEMENT

This Rental Agreement is entered into on the date hereof, and between ("Owner/Host") and ("Guest/Renter") for the property located 3604N Boxing Camp Trail in Stone Lake, Wisconsin and listed as Heiser's Lakeside Cabin. By signing this Agreement, the Guest(s) acknowledge that they have read, understood, and agree to be bound by all terms, conditions, rules, and disclosures contained herein. This Agreement governs the short-term rental of a licensed Tourist Rooming House located in Sawyer County, Wisconsin, and is enforceable under the laws of the State of Wisconsin. Pre-rental make sure that you inspect the house photos, description, and amenities on the website, as there is no refund upon arrival.

- **TERM:** The term of the Rental Agreement shall begin on the arrival date of and end on the departure scheduled during this reservation. The property will be ready for occupancy no earlier than on the arrival date and time and must be vacated no later than on the departure date and time. The term of the Rental Agreement may be reduced or extended upon mutual consent, following payment of any additional fees agreed between the parties, and confirmed in writing by the Owner.
- **LICENSING:** This Property is licensed as a Tourist Rooming House (TRH) under Wisconsin Administrative Code chapter ATCP 72, administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). The Property has been inspected and licensed by Sawyer County Public Health, acting as the local agent for DATCP. The TRH license number is posted on the bulletin board in the kitchen of the cabin.
- **SHORT-TERM RENTAL REGULATION.** This Property is operated in accordance with applicable Wisconsin law and applicable Sawyer County and municipal requirements governing short-term rentals and Tourist Rooming Houses. If a mandatory legal requirement conflicts with this Agreement, the mandatory legal requirement controls to the extent of the conflict.
- **RENT:** Guest agrees to pay the total rent agreed upon at booking, payable at the time of booking, or terms previously agreed to by both parties.
- **CANCELLATIONS:** Guest acknowledges that Heiser's Lakeside Cabin operates on a limited-season, reservation-dependent schedule, and that cancellations result in significant financial loss due to the



difficulty of rebooking the Property on short notice. In consideration of these factors, the following cancellation terms shall apply and shall be strictly enforced:

1. Cancellations made sixty (60) days or more prior to the scheduled check-in date shall receive a full (100%) refund of all amounts paid.
 2. Cancellations made between thirty (30) and fifty-nine (59) days prior to the scheduled check-in date shall receive a fifty percent (50%) refund of all amounts paid.
 3. Cancellations made twenty-nine (29) days or fewer before scheduled check-in are non-refundable. The parties intend the applicable cancellation charge to be a reasonable estimate of losses that may result from a late cancellation and not a penalty, subject to applicable law and any mandatory booking-platform policy.
 4. All cancellations must be submitted through the platform on which the reservation was made, including but not limited to Vrbo, Airbnb, or Hospitable. The effective date of cancellation shall be the date the cancellation is submitted through the applicable platform.
 5. No exceptions shall be made to this policy regarding weather, illness, travel delays, personal circumstances, or any other reason, unless otherwise required by applicable law. Guests are strongly encouraged to obtain travel insurance to protect against unforeseen events.
 6. Early departures, no-shows, or unused nights are non-refundable under all circumstances.
- **WEATHER-RELATED CANCELLATIONS:** If a government-issued travel ban, mandatory road closure, or severe weather emergency (as declared by the Sawyer County Emergency Management office, the Wisconsin Department of Transportation, or the National Weather Service) renders travel to the Property unsafe or impossible, Guest may reschedule the rental period to mutually agreeable dates within twelve (12) months, or receive a full refund less any non-recoverable costs incurred by Owner/Host. Guests must provide reasonable documentation of the weather event's impact on travel.
 - **EARLY DEPARTURE:** No refund shall be provided for unused nights in the event of early departure. Guests who depart early for any reason, including but not limited to personal preference, weather dissatisfaction, wildlife concerns, or insect activity, are not entitled to a partial refund.
 - **MAXIMUM OCCUPANCY:** Occupancy is limited to the number of guests specified on the booking: maximum of 8. Exceeding the stated maximum occupancy, eight (8) persons, is a material breach of this Agreement and may result in termination of the rental and removal from the Property to the extent



permitted by applicable law; any refund or financial consequence will be determined under this Agreement and applicable law. Day visitors are included in the occupancy count. Unauthorized guests or visitors beyond the maximum occupancy may result in immediate termination of this Agreement without refund.

- **EVENTS and GATHERINGS.** No parties, receptions, reunions, weddings, corporate events, or similar gatherings are permitted on the Property. Unauthorized events constitute a material breach of this Agreement and may result in termination of the rental and removal from the Property to the extent permitted by applicable law.
- **NON-DISTURBANCE CLAUSE (Quiet Hours):** Guest and their guests shall NOT disturb, annoy, excessive noise, loud music, endanger (fireworks), or create inconvenience and disturbance for neighbors nor use the premises for any unlawful purposes. You agree to keep outside noise to a minimum between the hours of 9:00 pm and 8:00 am. You and all other guests agree to abide by all applicable parking restrictions and limitations. The Northwoods is a community of seasonal residents and year-round neighbors who value the peace of the environment.
- **RESPECT for NEIGHBORS.** Guests will respect the rights and property of neighboring landowners. Trespassing on adjacent properties is prohibited. Guests should not alter, remove, or damage any boundary markers, fences, or shared access features.
- **NO SMOKING:** Smoking of any kind; including cigarettes, cigars, pipes, e-cigarettes, and vaporizers (vapes) are strictly prohibited inside the property at all times, consistent with the Wisconsin Clean Indoor Air Act (Wis. Stat. § 101.123.) Smoking is permitted only in designated outdoor areas. Guests shall properly dispose of all smoking materials. Automatic eviction plus forfeit of any deposit and rent if violated.
- **SMOKING REMEDIATION.** Indoor smoking or vaping is strictly prohibited. If it occurs, the Guest is responsible for the reasonable costs of smoke remediation, deodorizing, cleaning, replacing any damaged materials, and any documented loss of use. A \$1000 cleaning surcharge will be applied if evidence of indoor smoking is discovered.
- **DRUG FREE PROPERTY:** This is a family-oriented, drug-free property. No illegal drugs or controlled substances are permitted anywhere on the premises. Discovery of drug use will result in termination of the rental and removal from the Property to the extent permitted by applicable law, without refund of



amounts attributable to unused rental nights except as otherwise required by law and may also result in a fine.

- **TRASH:** Guest shall bag all household trash and place it in the designated trash receptacle at the launch. **DO NOT LEAVE TRASH OUTSIDE**, failure to properly manage trash may result in wildlife encounters and additional cleaning charges.

- **CAMPFIRE AND FIRE PIT:** Use of the fire pit is permitted subject to the following conditions:

(a) Check for active burn restrictions or fire advisories issued by the Wisconsin DNR or Sawyer County before starting any outdoor fire. Burn restrictions are posted at dnr.wi.gov and may be obtained by calling the Sawyer County dispatch.

(b) Fires must be contained within the designated fire pit.

(c) A responsible adult must attend the fire at all times.

(d) Do not burn trash, construction materials, treated wood, or accelerants.

(e) Fires must be fully extinguished — drowned with water, stirred, and cool to the touch — before leaving the fire unattended or retiring for the night.

(f) Keep a bucket of water or garden hose accessible at all times when a fire is burning.

(g) Guest is liable for any damage or emergency response costs resulting from negligent fire management.

- **FIREWOOD.** Guests shall not transport firewood to the Property from outside the local area. To prevent the spread of emerald ash borer, gypsy moth, and other invasive species, Wisconsin DNR regulations restrict the movement of firewood. Guests should purchase firewood from local sources (within Sawyer/Washburn County) or use firewood located on-site. Local grocery stores and gas stations sell



firewood. If guests would like to have wood delivered for an additional fee, they must contact the owners in advance to schedule the delivery and set up payment.

CARE OF PREMISES/DAMAGES:

- NO UNAPPROVED PETS. Only dogs that have been disclosed to and approved by Owner/Host before arrival are permitted.
- Guest agrees to pay the Owner for any damages to furnishings, appliances, equipment, grounds, dock, watercraft, or other amenities that occur as a result of Guest's occupancy. This will include payment of any additional cleaning charges over \$100.00 incurred due to Guest's occupancy.
- To prevent theft of, or damage to, Guest's personal property and that of the Property, Guest agrees to close and lock doors and windows when not present at the Property, including upon check-out.
- SWIMMING AT OWN RISK: Swimming in the lake is entirely at Guest's own risk. There is no lifeguard on duty. The lake bottom may be uneven, contain submerged obstacles, and conditions can change without notice. Guests assume all risks associated with swimming and water activities.
- LIFE JACKETS: U.S. Coast Guard-approved personal flotation devices (PFDs/life jackets) are available at the Property in the boat house and must be worn by all children and non-swimmers when on or near the water. Wisconsin law requires that children under the age of 13 wear a properly fitted life jacket on any boat unless they are below deck or in an enclosed cabin.
- BOAT and WATERCRAFT USE: All Guest use of boats, canoes, kayaks, paddleboards, or other watercraft — whether provided by Owner/Host or brought by Guest — is at Guest's sole risk and subject to Wisconsin boating laws. Wisconsin law prohibits Boating While Intoxicated (BWI) with the same penalties as operating a motor vehicle while intoxicated. All motorized watercraft operators must comply with Wisconsin DNR boating regulations, including age restrictions, required safety equipment, and speed/no-wake zones. Guests are responsible for obtaining any required boating safety certifications. If guests are bringing a boat, they must notify the owners with the make, model, and horsepower of the boat. No jet skis or jet-propelled watercraft are allowed to be launched from our launch. The boat and trailer must be **thoroughly cleaned** before being launched on Little Sissabagama (Little Siss). A private launch is located on the property and included with rental.



Once a guest boat is launched on Little Siss, it must **remain** on the lake for the duration of their reservation. If the boat is taken off Little Siss and launched on another lake during their stay, it will **NOT** be allowed to be relaunched on Little Siss. These rules are in place to prevent the spread of Aquatic Invasive Species (AIS). For more information on AIS, see [Understanding invasive species | Wisconsin DNR](#). Guests must abide by the rules of the lake with towing skiers, tubers, etc; including hours of operation and location on the lake that allow water these activities. Per the Lake association, water-skiing or tubing is only allowed on the lake from 10 a.m. to 5 p.m. daily. According to Wisconsin state law, all boaters must observe *No Wake zones*. A No Wake zone is a section of waterway with a strict speed limit. When navigating through a No Wake zone, state and federal regulations require that you observe the slowest-possible vessel speed to maintain steerage, but no greater than 5 MPH. No Wake zones at Little Siss are 100 ft. from any shoreline, dock, or fisherman. There is a map on the bulletin board in the cabin identifying the no wake zones.

- **DOCK SAFETY:** The dock may be slippery when wet. Running, jumping, and horseplay on the dock are prohibited. Guests shall not exceed the weight capacity of the dock or attach unauthorized equipment or watercraft to the dock without Owner/Host approval.
- **NO DIVING:** Diving or jumping into the water from the dock or shoreline is prohibited. Water depth may be shallow and lake-bottom conditions are variable and may include rocks, stumps, or debris.
- **CHILD SUPERVISION:** Children must be actively supervised by a responsible adult at all times when near the water, on the dock, in watercraft, or on the shoreline. This supervision requirement applies regardless of a child's swimming ability. Guests are advised that the home contains a bunk bed. Guest agrees to use the bunk bed at his/her own risk and to hold the owner and Owner/Host harmless for any damage and/or injury caused by tenant's said use of a bunk bed. Guests shall be liable for any damage caused to the bunk bed.
- **FISHING LICENSE:** A valid Wisconsin fishing license is required for all persons age 16 and older who wish to fish in Wisconsin waters. Licenses may be purchased online through the Wisconsin DNR Go Wild system (gowild.wi.gov) or at local retailers. Guests are responsible for knowing and following all Wisconsin DNR fishing regulations, including species-specific size limits, bag limits, and seasonal restrictions applicable to the lake on which the Property is located.



- **ICE SAFETY:** During winter months, Guest should never assume that ice on the lake is safe. Ice thickness, quality, and safety vary widely depending on location, currents, springs, temperature changes, and snow cover. The Wisconsin DNR recommends a minimum of 4 inches of clear, solid ice for walking and at least 5 inches for snowmobiles or ATVs. Guests should check with local bait shops or the Wisconsin DNR for current ice conditions before venturing onto any frozen body of water. Owner/Host assumes no liability for ice-related injuries or incidents.
- **NO SUBLETTING:** Guest may not sublet or assign this Rental Agreement for all or any part of the premises without the prior written consent of the Owner.
- **NO PERMANENT RESIDENCE:** Guest's use of the Property is on a temporary, short-term, and transient basis only. The Property is not, and will not be, the Guest's, or any guest's, permanent residence.
- **REPAIRS AND MAINTENANCE:** The Property is rented with the Owner's furniture and household furnishings. The owner shall not be responsible for providing additional furnishings or equipment not presently available in the Property. Guest will report any maintenance issues immediately to the Owner. The Owner will make every effort to repair and/or replace any equipment that is not working properly but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.
- **PARKING:** Vehicles must be parked only in designated parking areas, upper or lower driveway. Guests shall not park at the launch or block access roads or obstruct neighboring properties. The maximum number of vehicles permitted is four. You must inform host if you are bringing a boat, and no boats over 135 HP, no jet skis, no wake boats, or jet-propelled boats are allowed on the lake. Recreational vehicles are not allowed.
- **LIMITED CELL SERVICE:** Cellular telephone service may be limited or unavailable in portions of the Northwoods, including in and around this Property and lake. Guests should identify the nearest location with reliable cell service and be aware that wifi calling is available at the cabin using supplied internet name and password. Guests are encouraged to download offline maps and inform family or friends of the Property address and directions before arrival.
- **FORCE MAJEURE:** Neither party shall be liable for failure to perform obligations under this Agreement due to circumstances beyond the reasonable control of the affected party, including but not limited to: natural disasters, pandemics, government-ordered shutdowns, acts of war or terrorism, utility failures,

or similar extraordinary events. In such cases, the parties shall negotiate in good faith to reschedule the rental period or arrange an equitable resolution.

• OUTDOOR AND WILDLIFE SAFETY

The Northwoods region of Wisconsin is home to a rich variety of wildlife. Encounters with wild animals, insects, and native plants are a natural part of the experience. The following information is provided for Guest safety.

Black Bears. Black bears are present in Sawyer County. To reduce the risk of bear encounters: secure all food, coolers, grills, and garbage inside the cabin or in bear-proof containers when not in use; never leave pet food outdoors; do not approach, feed, or photograph bears at close range; clean grills after each use; and notify the Owner/Host if a bear is observed on or near the Property. If you encounter a bear, remain calm, do not run, make yourself appear large, and back away slowly.

White-Tailed Deer. Deer are abundant in the region and represent a significant driving hazard, especially at dawn and dusk. Exercise caution on all roads, particularly County highways and rural roads in and around the Property. Reduce speed and remain alert for deer crossings.

Wolves. Gray wolves have been re-established in northern Wisconsin. While encounters with wolves are rare, Guest should keep all pets leashed and supervised when outdoors, especially at dawn and dusk. Do not leave pet food outside. If you observe a wolf, maintain distance, do not approach or follow, and report the sighting to the Wisconsin DNR.³¹

Ticks and Lyme Disease. Deer ticks (black-legged ticks) are prevalent in the Northwoods and can cause Lyme disease and other tick-borne illnesses. Guest should: perform thorough tick checks on all persons and pets daily, especially after time spent in tall grass, brush, or wooded areas; use EPA-registered insect repellent containing DEET, picaridin, or permethrin-treated clothing; wear long pants and long sleeves when hiking; and shower within two hours of returning indoors. If a tick is found embedded, remove it promptly with fine-tipped tweezers and monitor for symptoms (bullseye rash, fever, joint pain). Seek medical attention if symptoms develop.

Mosquitoes and Biting Insects. Mosquitoes, black flies, deer flies, and other biting insects are common near lakeshore and wooded areas, particularly from late spring through early fall and most active at dawn and dusk. Use insect repellent, wear protective clothing, and consider remaining indoors during peak activity periods. Screens on windows and doors should remain closed.

Snakes. Wisconsin is home to several snake species, including the timber rattlesnake in some areas of the Northwoods. While encounters are uncommon, Guest should watch where they step and place their hands when on trails, climbing over logs, or near rock outcroppings. Do not attempt to handle or disturb any snake.

Poison Ivy. Poison ivy ("leaves of three, let it be") grows throughout Wisconsin's forests and shorelines. Learn to identify it and avoid contact. If contact occurs, wash the affected area immediately with soap and cool water. Calamine lotion or hydrocortisone cream may relieve symptoms. Seek medical attention for severe reactions.

• WEATHER HAZARDS AND EMERGENCIES

Severe Thunderstorms and Lightning. Severe thunderstorms with dangerous lightning, high winds, and heavy rain can develop rapidly in northern Wisconsin, particularly during summer months. When thunder is heard or lightning is observed, all persons should immediately seek shelter inside the cabin. Do not swim, boat, fish, or remain in open areas during storms. Wait at least 30 minutes after the last observed lightning or thunder before resuming outdoor activities.

Tornadoes. Wisconsin is susceptible to tornadoes, particularly from May through September. The designated shelter area within the Property is lower-level utility room, basement bathroom, or basement bedroom but be mindful of the windows. Guests should monitor weather conditions using a NOAA Weather Radio, local television, or weather applications on a mobile device. If a tornado warning is issued for the area, move immediately to the designated shelter area, stay away from windows, and remain sheltered until the warning expires.



Winter Storms. Guests staying during the period from October through April should be prepared for extreme cold, heavy snowfall, ice storms, and potential road closures. Temperatures may drop well below zero degrees Fahrenheit. Guests should: stock adequate provisions before storms; avoid travel during blizzard conditions; keep vehicles fueled and equipped with winter emergency kits; and be familiar with symptoms of frostbite and hypothermia. The Wisconsin Department of Transportation (511wi.gov) provides real-time road condition updates.

Power Outages. Power outages may occur, particularly during severe storms. The property has a whole house generator that is designed to automatically operate if the power goes out. The generator has a maintenance feature that goes on Wednesday for a short period of time. Report extended outages to the Owner/Host.

Flooding. Low-lying areas near the lake may experience temporary flooding during periods of heavy or sustained rainfall. Do not drive through flooded roadways. If water levels near the Property appear to be rising, contact the Owner/Host and, if necessary, the Sawyer County Emergency Management office.

• EMERGENCY CONTACTS AND LOCAL SERVICES

Emergency (Police, Fire, Ambulance) 911

Hayward Area Memorial Hospital, (715) 934-4321, 11040 N State Rd 77, Hayward, WI 54843

Sawyer County Sheriff (non-emergency) (715) 634-4858

Wisconsin Poison Control Center, 1-800-222-1222

Sawyer County Health & Human Services, (715) 634-4806

Wisconsin DNR (wildlife emergencies), Contact local warden or DNR tip line: 1-800-847-9367

Guests are encouraged to save these numbers on their mobile phone upon arrival and to post this page in a visible location within the Property during their stay.

DAMAGE, LIABILITY, AND INSURANCE

- **GUEST RESPONSIBILITY FOR DAMAGES:** Guest assumes full responsibility for any damage to the Property, its furnishings, appliances, equipment, grounds, dock, watercraft, or other amenities caused by Guest, Guest's family members, visitors, or pets during the rental period, excepting only normal wear and tear.
- **SECURITY DEPOSIT DEDUCTIONS:** Owner/Host may deduct from the security deposit the cost of repairing or replacing damaged items, excessive cleaning charges, missing items, unreturned keys, and any other charges authorized under this Agreement. Owner/Host shall provide Guest with an itemized statement of deductions and return the remaining balance within twenty-one (21) days of check-out. If damages exceed the security deposit amount, Guest agrees to pay the additional amount within thirty (30) days of receiving the itemized statement.
- **OWNER/HOST REMEDIES.** If Guest materially breaches this Agreement, Owner/Host may terminate the reservation and pursue any remedies available under applicable law. Owner/Host will not use self-help measures prohibited by law. Any removal of a Guest or occupant will be conducted only as permitted by applicable law.
- **INSURANCE:** Owner/Host maintains property and liability insurance on the Property. However, Owner/Host's insurance does not cover Guest's personal belongings, medical expenses, or travel costs. Guests are strongly encouraged to obtain travel insurance and/or short-term rental insurance to protect against trip cancellation, personal property loss, medical emergencies, and liability during the rental period.
- **STAIRS AND GENERAL SAFETY.** The Property contains numerous interior and exterior stairs. Guests must use reasonable care on all stairs. Parents and guardians are responsible for supervising children, and all Guests should exercise additional caution around stairs and other potentially hazardous areas. Nothing in this Agreement waives liability that cannot lawfully be waived.
- **ASSUMPTION OF RISK - RECREATIONAL ACTIVITIES:** Guest acknowledges that the Property is located in a rural, lakeside environment and that use of recreational amenities — including but not limited to the lake, dock, boat launch, watercraft, trails, fire pit, and outdoor areas — involves inherent risks including drowning, injury, wildlife encounters, weather exposure, and other hazards. Guest voluntarily assumes



all such risks and agrees that Owner/Host shall not be liable for injuries, illness, or death arising from Guest's use of recreational amenities, except to the extent caused by Owner/Host's gross negligence or willful misconduct.

- **RURAL PROPERTY ACKNOWLEDGMENT:** Guest acknowledges and accepts that the Property is located in a rural area of northern Wisconsin with inherent characteristics including but not limited to: limited cell service, distance from hospitals and emergency services, unpaved roads, wildlife presence, seasonal insect activity, variable weather conditions, and potential utility interruptions. Guests accept these conditions as part of the Northwoods experience.
- **SECURITY DEPOSIT:** The Owner reserves the right to request a refundable security deposit, depending on the nature of the reservation (including, but not limited to, the size of the group, the age of the Guest and guests, and the stated purpose of stay).

COMPLIANCE with WISCONSIN LAW

TOURIST ROOMING HOUSE LICENSE: This Property is licensed as a Tourist Rooming House under Wisconsin Administrative Code chapter ATCP 72, which governs the operation, maintenance, and safety standards of lodging establishments renting to transient guests. The license is issued and administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP).

LOCAL INSPECTION. The Property has been inspected by Sawyer County Public Health, acting as the designated local agent for DATCP, to verify compliance with ATCP 72 requirements for fire safety, water supply, sewage disposal, building safety, and general sanitation.

GUEST COMPLIANCE. Guest agrees to comply with all applicable Wisconsin statutes, Wisconsin Administrative Code provisions, Sawyer County ordinances, and local municipal regulations during the rental period. Violation of any applicable law or regulation may result in immediate termination of this Agreement without refund.

RIGHT TO RENT. Guest acknowledges that Wisconsin's short-term rental law, Wis. Stat. § 66.1014, governs the ability of counties and municipalities to regulate short-term rentals and provides that a county or municipality



may not prohibit the rental of a residential dwelling for fewer than 30 consecutive days, subject to certain regulatory authority retained by local governments.

Owner/Host represents that the Property meets occupancy and safety standards required by ATCP 72, including but not limited to: functioning smoke detectors and carbon monoxide detectors, adequate fire exits, safe water supply, proper sewage disposal, and compliance with applicable building and fire codes.

GUEST REGISTRATION. Guest agrees to provide registration information required by applicable Wisconsin law and Tourist Rooming House regulations, including the Guest's name, home address, dates of stay, and number of occupants, as applicable.

REPORTING REQUIREMENT. Guest agrees to promptly report to Owner/Host any illness, injury, or death occurring on the premises when required by applicable Wisconsin law. Owner/Host will make any report required by law to the appropriate authority.

PET POLICY

PET PERMISSION. Pets, up to two well-behaved dogs under 50 pounds, are permitted at this Property. No other pets are allowed on the property, except for dogs.

Pet Fee. A non-refundable pet fee of \$100 per pet applies. An additional refundable pet damage deposit may be required. Maximum number of two pets permitted: well-behaved, updated shots, and non-aggressive, under 50 pounds.

Leash Requirement. All pets must be kept on a leash or under direct physical control of the owner when outdoors on the Property. Pets shall not be allowed to roam freely on neighboring properties or public lands.

Waste Cleanup. Guests are responsible for immediately cleaning up all pet waste from the property grounds, including yard, dock area, and any other place where the pet leaves waste. Guests are required to provide their own waste bags and disposal instructions are provided.



Furniture and Sleeping Areas. Pets are NOT ALLOWED on furniture, beds, and upholstered surfaces. Guests will be charged for any pet-related damage to furnishings, upholstery, bedding, or flooring.

Pet Damage Liability. Guest assumes full responsibility and financial liability for any damage caused by their pet(s) to the Property, furnishings, landscaping, or neighboring property, including but not limited to: scratches, stains, chewing damage, odor remediation, and flea or pest treatment.

Wildlife Risks to Pets. Guest acknowledges that pets face specific risks in the Northwoods environment, including but not limited to: tick-borne diseases (Lyme disease, anaplasmosis), encounters with porcupines (quill injuries may require veterinary care), skunk encounters, encounters with bears or wolves, snake bites, and ingestion of toxic plants or wildlife. Guest is responsible for supervising pets at all times and should be aware of the nearest veterinary clinic: Hayward Animal Hospital, 715-634-8971, 15226 W. County Hwy B, Hayward, WI 54843

Undisclosed Pets. Bringing any pet to the Property without prior written approval from the Owner/Host constitutes a material breach of this Agreement and may result in additional fees, forfeiture of the security deposit, or immediate termination of the rental without refund.

SEPTIC SYSTEM USE AND CARE

This Property is served by a private onsite wastewater treatment system (POWTS) maintained in accordance with Wis. Admin. Code ch. SPS 383. Proper use of the septic system is essential to protect public health, the environment, and the Property. Guest agrees with the following:

Approved Items Only. Only human waste and toilet paper may be flushed. Do NOT flush any of the following: wipes (even those labeled "flushable"), paper towels, feminine hygiene products, diapers, dental floss, cotton swabs, condoms, cat litter, medications, or any non-biodegradable items.

Kitchen Practices. Do NOT pour cooking grease, fats, or oils down any drain. Use the designated grease container provided in the kitchen. Scrape food waste into the trash instead.



Chemicals and Hazardous Materials. Do NOT pour paints, solvents, pesticides, photographic chemicals, automotive fluids, or harsh chemical cleaners down any drain or toilet. Use only septic-safe cleaning products provided in the Property or approved by the Owner.

Water Conservation. Be mindful of water usage. Avoid running multiple water-heavy appliances simultaneously (e.g., dishwasher and washing machine). Spread laundry loads across your stay rather than doing all loads in one day. Excessive water use can overload the septic system and cause backups or failure.

Drain Field Protection. Do not park vehicles, place heavy objects, or erect temporary structures on or near the drain field area. The drain field location is identified: area from the boathouse, lower driveway, to septic tanks. Do not dig in the drain field area.

Signs of Malfunction. If you notice any of the following, stop using water immediately and contact the Owner/Host right away:

- (a) Sewage odors inside or outside the Property;
- (b) Slow-draining sinks, tubs, or toilets;
- (c) Gurgling sounds in the plumbing;
- (d) Standing water or wet spots near the drain field;
- (e) Sewage backup in any fixture.

Liability. Guests shall be responsible for the cost of septic system service calls, pumping, or repairs caused by improper use in violation of this section. Septic system service calls in the Sawyer County area may cost \$300–\$1,000 or more depending on severity.

WELL WATER AND DRINKING WATER

This Property is served by a private well. The well is maintained in accordance with Wis. Admin. Code ch. NR 812 and applicable Wisconsin DNR standards. This property has a Kinetico high-quality water treatment system; including water softener.

Guest acknowledges the following:

Water Quality Testing. The Owner tests the well water for bacteria (total coliform and E. coli), nitrates, and other contaminants in accordance with Wisconsin DNR recommendations. The most recent test results are available upon request. If Guest has concerns about water quality at any time during the stay, contact the Owner immediately.

Characteristics of Well Water. Private well water may differ from municipal water in taste, odor, or mineral content. This is normal and does not necessarily indicate a safety concern. The water may contain naturally occurring minerals (iron, manganese, calcium) that can cause slight discoloration or taste differences. A water filtration and softener system IS installed at this Property. Some guests prefer to bring bottled water, that is the guests choice, and not supplied by the Hosts.

Well Head and Equipment. Do not tamper with, open, or adjust the well cap, well head, pressure tank, water softener, filtration system, or any component of the water supply system. The wellhead is located: by the Lake Gas Propane Tank, outside southeast corner of cabin. Do not place any objects on or near the well head, and do not pour any substances on the ground near the well.

Water Conservation. The well has a finite recharge rate. During periods of high use or drought conditions, conserve water by taking shorter showers, running full loads in the dishwasher and washing machine, and turning off faucets when not in use. If water pressure drops significantly or the water runs out temporarily, reduce usage and contact the Owner.

Freezing Conditions (Winter Stays). During cold weather (below 32°F / 0°C), keep the thermostat set to at least 55°F (13°C) at all times, even when away from the Property, to prevent pipe and well line

freezing. If you notice a loss of water pressure or no water flow during freezing conditions, do NOT attempt to thaw pipes yourself — contact the Owner immediately. Know the location of the main water shut-off valve in case of a burst pipe: utility room.

Water Emergency. In the event of a water quality concern (unusual color, odor, or taste), a well pump failure, or a plumbing emergency:

- (a) Stop using the water for drinking or cooking;
- (b) Use bottled water
- (c) Contact the Owner/Host immediately.

For suspected contamination, the Owner will arrange testing through a certified laboratory per Wisconsin DNR protocols.

Guest Responsibility. Guests shall not introduce any contaminants, chemicals, or foreign substances into the well or water supply system. Guests shall not touch or disturb any valves, or equipment in the utility room that houses water treatment products. Guests shall be responsible for the cost of repairs to any water system components damaged through misuse or negligence. Guests must keep children from entering the utility room unsupervised. This space houses the HVAC system, water-treatment equipment, and the washer and dryer, and can be dangerous for little ones. Guests are responsible to make sure the utility door stays closed and children stay safely out of this area.

CHECK-IN AND CHECK-OUT PROCEDURES

Access Instructions. Entry to the Property will be provided via: SMART LOCK. Detailed access instructions, including codes, will be provided to Guest no later than 3 days prior to check-in. Access codes are confidential and shall not be shared with unauthorized people.

Property Walk-Through and Inventory. Upon arrival, Guest is encouraged to conduct a walk-through inspection of the Property, and guest should report any pre-existing damage, missing items, or



maintenance concerns to the Owner/Host immediately. Failure to report pre-existing issues may result in Guest being held responsible for such conditions at check-out.

Check-Out Responsibilities. Prior to departure, Guest shall:

- (a) Load and run dishwasher and put away any unused dishes, cookware, and utensils used during the stay;
- (b) Bag all trash and place in designated outdoor dumpster by launch;
- (c) Strip all used bed linens and leave them in a pile near bed;
- (d) Place all used towels on floor in the bathroom;
- (f) Turn off all lights, fans, and appliances;
- (g) Close and lock all windows and doors;
- (h) Ensure the fire pit is fully extinguished;
- (i) Return all remotes, and access items to the designated location;
- (j) Report any damage or maintenance issues observed during the stay.

Condition Report. Owner/Host will conduct a post-departure inspection of the Property within one business day of check-out. Guests will be notified of any damage assessments or deductions in writing.

Return of boats, kayaks, and other items removed from Boat House. All kayaks, boat, and other items removed from the boat house are to be returned to the boat house.

Late Check-Out Fees. Failure to vacate the Property by the agreed-upon check-out time without prior written approval may result in a late check-out fee of \$100 per hour or partial hour and may affect the availability of the Property for subsequent guests.



DISPUTE RESOLUTION

Good-Faith Negotiation. In the event of any dispute arising out of or relating to this Agreement, the parties agree to first attempt to resolve the matter through direct, good-faith negotiation. The party raising the dispute shall provide written notice to the other party describing the issue, and the parties shall have thirty (30) days from the date of such notice to reach a resolution.

Mediation. If the dispute is not resolved through negotiation within the period specified above, the parties agree to submit the dispute to mediation conducted by a qualified, mutually agreed-upon mediator in Sawyer County, Wisconsin. The costs of mediation shall be shared equally by the parties. Mediation shall be conducted in accordance with applicable Wisconsin mediation procedures. If rented through an online travel agency; Airbnb, VRBO, etc, mediation will be done through their management staff.

Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, without regard to its conflict-of-law principles.

Venue and Jurisdiction. Any legal action or proceeding arising out of this Agreement that is not resolved through negotiation, or mediation shall be brought exclusively in the Circuit Court of Sawyer County, Wisconsin, or the United States District Court for the Western District of Wisconsin. The party's consent to the personal jurisdiction of such courts.

Attorney Fees. In any legal action or proceeding to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees, court costs, and related expenses from the non-prevailing party.

GENERAL PROVISIONS

Entire Agreement. This Agreement, together with any exhibits, addenda, or attachments referenced herein, constitutes the entire agreement between the parties with respect to the subject matter hereof



and supersedes all prior negotiations, representations, warranties, commitments, offers, and agreements, whether written or oral.

Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect. The invalid provision shall be modified to the minimum extent necessary to make it valid and enforceable while preserving the parties' original intent.

Amendments. This Agreement may not be modified, amended, or supplemented except by a written instrument signed by both the Owner/Host and the Guest. Oral modifications are not binding.

Waiver. The failure of either party to enforce any provision of this Agreement shall not constitute a waiver of that party's right to enforce that provision or any other provision in the future. Any waiver must be in writing and signed by the waiving party to be effective.

Assignment and Subletting. Guest may not assign, transfer, or sublet this Agreement or any rights hereunder to any third party without the prior written consent of the Owner/Host. Any attempted assignment or subletting without such consent shall be void and shall constitute a material breach of this Agreement.

Electronic Signatures. The parties agree that electronic signatures are valid and enforceable under the Wisconsin Uniform Electronic Transactions Act (Wis. Stat. ch. 137, subchapter II). An electronically signed copy of this Agreement shall have the same legal effect as an original ink-signed document.

Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when: (a) personally delivered; (b) sent by email to the email address provided by the receiving party, with confirmation of receipt; or (c) sent by U.S. mail, postage prepaid, to the mailing address provided by the receiving party, and deemed received three (3) business days after mailing.

Survival. The provisions of Sections (Damage, Liability, and Insurance), (Dispute Resolution), and (General Provisions) shall survive the expiration or termination of this Agreement.



Electronic equipment: Guests shall not unplug, disconnect, cover, reset, or tamper with the internet router, Wi-Fi devices, or exterior security camera equipment. Guests are responsible for reasonable costs actually incurred to repair, replace, restore, or troubleshoot equipment that Guest intentionally or negligently damages or disables.

EXTERIOR SECURITY CAMERAS: For the safety and security of the property, exterior security cameras are installed on the premises. These cameras monitor only the outside areas of the cabin and do not record any interior spaces. By completing this reservation, guests acknowledge and agree to the presence and operation of these exterior cameras throughout their stay.

ORDER OF PRECEDENCE. If a provision of this Agreement conflicts with a mandatory requirement of applicable law or a mandatory term imposed by the booking platform through which the reservation was made, the mandatory legal requirement or platform term controls to the extent of the conflict. Otherwise, this Agreement, together with any written addenda and House Rules provided to Guest, governs the reservation.

ACKNOWLEDGMENT AND SIGNATURES

By signing below, the Guest(s) acknowledge and confirm the following:

(a) I/We have read this Agreement in its entirety and understand all terms, conditions, rules, and disclosures contained herein.

(b) I/We acknowledge the inherent risks associated with staying at a lakeside property in a rural, wooded area of northern Wisconsin, including but not limited to: water hazards, wildlife encounters, insect-borne diseases, variable weather conditions, limited cell service, and distance from emergency services.

(c) I/We have reviewed the Property rules, wildlife safety information, lake and water safety guidelines, weather hazard information, and emergency contact information provided in this Agreement.



(d) I/We agree to abide by all terms of this Agreement and to ensure that all members of our party, including children and visitors, comply with the Property rules and safety guidelines.

(e) I/We understand that violations of this Agreement may result in immediate termination of the rental, forfeiture of deposits, and liability for damages.

(f) I/We acknowledge that this Agreement is a legally binding contract enforceable under the laws of the State of Wisconsin.

By signing this Rental Agreement, you acknowledge that you will comply with the terms of this agreement, and each party assumes responsibility for the obligations set forth herein.

Guests acknowledge receipt of the House Rules.

Guests acknowledge that they have read, accept, and agree to all terms set forth. Guests are also required to verify their identity through our property-management system by submitting a government-issued ID and completing a matching selfie. If a guest does not complete this verification, the booking will be canceled.

SIGNATURES

Guest Name: _____

Guest Signature: _____

Date: _____

Owner/Host: _____

Owner/Host Signature: _____

Date: _____