



**MAILING ADDRESS**  
Jim & Lynn Cooley  
1111 Walnut Street  
Grand Forks, ND 58201

**LOFT ADDRESS**  
Jim & Lynn Cooley  
819 Prairiewood Lane  
Warwick, ND 58681

**Telephone (218) 779—2728**

**Door Access Code**

**The Loft on East Bay - Internal Use**

Loft Rental	Dates	Amount
Rental Agreement		\$
Deposit Received	____/____/____	\$
	Balance due	
	Other Charges	\$
Final Payment Date	____/____/____	\$

Notes:

**THE LOFT ON EAST BAY — RENTAL AGREEMENT**

This RENTAL AGREEMENT is made between Jim & Lynn Cooley dba "THE LOFT ON EAST BAY" (Owners), 819 Prairiewood Lane, Warwick, ND 58681 and \_\_\_\_\_ (Renter).

Renter shall pay to Owner the sum of \$\_\_\_\_\_ (*Loft Rental Amount*) as payment for the rental herein, said sum payable as follows:

- ♦ Fifty (50) % down with signed rental agreement (*this is non-refundable*), CHECK OR CASH. Please mail deposit and rental agreement to mailing address listed at the top of this agreement. Balance due two (2) weeks before start of rental period.

♦ Rental Period: Start Date \_\_\_\_\_ CHECK IN: 03:00 PM

♦ Rental Period End Date \_\_\_\_\_ CHECK OUT: 10:00 AM

\*\* Terms of Agreement are listed on page 2, by signing below, I agree to the terms and conditions of this Rental Agreement.

Renter: \_\_\_\_\_ Date: \_\_\_\_\_ Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**East Bay Guide/Outfitter Service - Internal Use**

East Bay Guide	Dates	Amount
Guide/Outfitter Charge		\$
Deposit Received	____/____/____	\$
	Balance Due	
Additional Fees (added to Balance Due)		
Ice House — White	2-3 person \$125/day	\$
Ice House — Green	4-5 person \$175/day	\$
Ice House — Blue *	5-7 person \$250/day	\$
	Final Balance Due	\$

\* Deluxe Model with TV

Ice House Day Rates discounted with Cabin Rental or Multiple Days.

Final Balance Due will be due upon completion of Services.

Notes:

**EAST BAY GUIDE/OUTFITTER SERVICE — GUIDE AGREEMENT**

This GUIDE/OUTFITTER AGREEMENT is made between Jim Cooley dba "EAST BAY GUIDE/OUTFITTER SERVICE" (Guide) and \_\_\_\_\_

(Client and/or Clients).

Client(s) shall pay to Guide/Outfitter the sum of \$\_\_\_\_\_ (*Guide/Outfitter Service Charges*) as payment for the Guide/Outfitter Service, said sum payable as follows:

- ♦ One Hundred Dollars (\$100.00) down with signed Guide/Outfitter Agreement (*this is non-refundable*), CHECK PREFERRED. Please mail deposit and Guide/Outfitter Agreement to mailing address listed at the top of this agreement

- ♦ Balance due upon completion of Guide/Outfitter Services.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Guide: \_\_\_\_\_ Date: \_\_\_\_\_

Date	# in Party	Amount
____/____/____	_____	\$_____
____/____/____	_____	\$_____
____/____/____	_____	\$_____
____/____/____	_____	\$_____
Total Guide/Outfitter Service Charges		\$_____
Miscellaneous Charges: these will be added to the "balance due" upon completion of guide service.		\$_____

## **Rental Terms Agreement**

The Renter and Registered Guests shall during the rental term keep and maintain the property in good condition and repair and shall be responsible for any loss, damage or destruction to said property caused by Renter and/or Registered Guest; and agree to return said property to its present condition; reasonable wear and tear, and casualty damage excepted.

The Renter and/or Registered Guest shall not during the rental period allow others the use of the property.

### **Other terms**

- \* **Smoking Policy**
  - \* This is a Smoke Free rental unit, absolutely no exceptions
- \* **Compliance with rules:**
  - \* Rules and regulations will be available at the time of CHECK IN. Renter and Registered Guest(s) agree to abide by the rules and regulations set forth by owner. Failure to do so may result in the expulsion of the Renter and/or Registered Guest(s); and forfeiture of advance payment (deposit) and rental monies.
  - \* Any reservations obtained under false pretense will be subject to forfeiture of advance payment (deposit) and rental monies, and the party will not be allowed to CHECK IN.
- \* **Hold Harmless:**
  - \* In the event of any accident or injury to Renter and/or Registered Guest(s), Jim & Lynn Cooley (owners) dba "THE LOFT ON EAST BAY" and/or Jim Cooley (guide) dba "EAST BAY GUIDE/OUTFITTER SERVICE" will be held harmless of any damagers or injuries.
- \* **Personal Information:**
  - \* Contact information for each person staying at "THE LOFT ON EAST BAY" is required for security and insurance purposes. Please see below.

LOFT Rental Packages	Guests	Check-in	Check-out	Rate	Date
Sportsman Special (5 nights)	8	Sunday: 03:00 PM	Friday: 10:00 AM	\$975.00	Year Round
Weekly Rate (7 nights)	8	Friday: 03:00 PM	Friday: 10:00 AM	\$1,600.00	Year Round
Daily Rates (minimum 2 nights)	8	Day 1: 03:00 PM	Day 3: 10:00 AM	\$375/day	Anytime
Custom Rental Packaging Available Upon Request					
<p><b>Telephone (218) 779—2728</b></p>					
<p><b>www.theloftoneastbay.com</b></p>			<p><b>E-mail: <a href="mailto:jc@theloftoneastbay.com">jc@theloftoneastbay.com</a></b></p>		
<p>Notes:</p>					

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