

# Kimars' Resort

## Rental Conditions

Please call Sarah (906) 202-3826 with questions.

- **Check In Time:** Check in begins after 4:00 PM on the day of your arrival. Please plan your driving time to arrive after 4:00 PM. The door will be unlocked and the key will be inside. Early check-ins cannot be guaranteed and requests must be made in advance by calling or texting Sarah at 906-202-3826.
- **Keys:** Cabins will be unlocked after 4 pm, so please do not arrive early or you will be locked out. The keys will be inside the rental for you.
- **Provided Items:** There is a "starter set" of paper products at the house:
  - Toilet paper
  - Garbage bags
  - Dishwashing liquid
  - Dishwashing detergent (for Lake House dishwasher only)
  - Sponge
  - 1 roll of paper towel
  - Reusable coffee filter
- **Items you will need to bring:**
  - Bathroom
    - Body Wash
    - Shampoo/Conditioner
    - Hair Dryers
    - Kleenex
    - Bath Towels and washcloths
  - Kitchen
    - Spices/sugar/flour
    - Coffee
    - Creamer
    - Leftover (Gladware) containers
- **Check Out Procedures:**
  - Please leave the cabin unlocked with the key in its proper location.
  - Remove all trash, bag it up, and deposit it at the dumpster as you exit. It is located on the left just past the creek.
  - Please wash all dishes, dry them, and put them away before you leave.
  - If your property is equipped with a dishwasher, please load it, run it, and empty it prior to your departure.
  - Please strip the sheets from the beds and leave the rest of the linens on the bed.
  - Please turn off the heat.
  - Please make sure you clean and empty any charcoal from the grill.
  - Make sure you have all of your items!
  - Please text Sarah at 906-202-3826 and let her know that you have departed.
  - Our cleaning fees are minimal (many in the area are close to \$200, so please be sure to follow these procedures or an additional \$50 cleaning fee will be charged to your card on file.

- **Dogs**
  - If your property is pet friendly and your four-legged friends come along, please make sure to remove their droppings from any outside areas.
  - Dogs should not be left unattended for long periods and will need to be crated when left alone.
  - Dogs are not permitted to be on furniture or beds.
  
- **Fire Safety**
  - Shooting of firearms or fireworks at your cabin is strictly prohibited at all times.
  - We want all of our guests to enjoy using the outside fire pit, but please do not light a fire if the weather is very windy. A stray spark carried by the wind can start a fire elsewhere and cause major damage. If you are outside using the firepit and the wind picks up, immediately extinguish your fire and wait for the weather to get better before re-lighting it. High humidity can mean that a fire is hard to start.
  - When you're grilling up a meal, please do not ever leave a burning grill unattended, and please remember not to move the grill more than a couple feet away from the house for any reason. Please make sure to clean and empty the grill prior to your departure.
  
- **Leave No Trace**
  - Please make sure all cans, bottles, and any other trash items are bagged and placed in the outside trash can, not left littering the landscape. Do not throw them off the deck. This includes at the fire pit and in the pavilion.
  
- **Neighbors**
  - Just as you would at home, please be respectful of other neighbors' property and do not walk around on their land. Many people are interested in the large structure next door; it is a privately owned, unfinished home. You may walk along the shoreline and access any beach area via water, but you are not permitted to walk through other people's yards.
  - Quiet hours are from 11:00 pm - 7:00 am.
  - Remember that outside noise carries easily near water, so please keep outside conversations and activity to a minimum at night.

# Kimars's Resort Accidental Damage Details

Experience tells us accidents can and will happen while you are on vacation. You are responsible for immediately reporting any property damage to our office. Below is the language in your rental agreement covering accidental vs. intentional/negligent damage:

Please report any damage that occurs during your stay. If you do not report the damage right after it happens or upon checkout, or the damage is adamantly denied, then it will be considered non-accidental damage and you will be responsible for paying for repairs or replacements, as outlined in this rental agreement:

## DAMAGE TO THE PROPERTY:

Charges can be made for excessive cleaning, damage to the property or its contents, missing linens or other items, moving furniture, or the need for cleaning furniture or carpets. Tenant will be notified in writing regarding said deductions. Should such discovery be made, Owner will contact Tenant in writing not more than 30 days after departure with a full list of items being charged. Tenant is responsible for any of the following damage due to willful negligence on leased property. Tenant will be notified in writing and Tenant agrees that charges can be processed on Tenant's credit card.

Damage excluded is anything not considered accidental and includes:

- Intentional, willful, reckless, or malicious acts of the Tenant or others on the premises during the tenancy.
- Excessive damage by pets.
- Theft from the premises of the owner's property.
- Gross negligence of Tenant or intentional misuse of furnishings, appliances, equipment, or other amenities provided within the home.
- Damage caused while under the influence of alcohol or drugs.
- Damages to property resulting from operation of any motorized vehicle by a Tenant.
- Damages related to smoking inside the home.
- Gross negligence of Tenant or intentional misuse of the home, by having an unauthorized party or gathering which results in extra housekeeping and/or damages.
- Charges resulting from excess cleaning above and beyond what is normal for a property

To report damage that occurs during your stay:

If possible, please email photos and a short description to [kimarsresort@gmail.com](mailto:kimarsresort@gmail.com) and please call Sarah at 906-202-3826.