



Confirmation of Reservation and Rental Agreement

Dated: / /

TENANT	
TENANT ADDRESS	
TENANT PHONE	Home: Work: Cell: Fax:
TENANT EMAIL	

Thank you for reserving with Butternut Lake Lodge, LLC. The terms are as follows:

Unit(s) Booked (highlighted):

Lodge Hunter Suite Pioneer Suite Banker Suite Bordello Suite

Arrival Date & Time:	
Departure Date & Time:	

Accommodations Rental Amount:	\$
Accommodations tax (state & county 5.5%):	\$
Accommodations tax (local 4.5%):	\$
Watercraft Rental Amount:	\$
Watercraft tax (state & county 5.5 %):	\$
Amount Due:	\$
30% Reservation Deposit Due by / / :	\$
Damage Deposit:	\$
Balance due by / / :	\$

PAYMENT METHOD

Personal or cashiers check -
(Payable to Butternut Lake Lodge LLC)
MasterCard or VISA

For any payment not received within five business days of due date, reservation is subject to cancellation at the sole discretion of Butternut Lake Lodge LLC.

DAMAGE DEPOSIT

A _____ **damage deposit** (Lodge & Lodge w/Suites: \$200 minimum, plus 5% of rental amount), (Suite(s) only reserved more than two nights: \$100 per suite) will be held in escrow until your departure. After inspection of the property, your damage deposit will be returned within 21 days, provided the property was in good repair and required no excessive cleanup. Any additional cleaning above and beyond normal cleaning will be deducted from your damage deposit, billed to you or charged to your credit card if no damage deposit was received. See PROPERTY CONDITION.

PLEASE NOTE: You have 24 hours subsequent to your arrival during which to report any defects or damage that may have occurred prior to your occupancy. Failure to report any existing damage could result in deductions from your damage deposit. Please leave a message at 715-762-3291 or 800-236-8792.

CANCELLATION POLICY

Cancellations made 120 days prior to occupancy date will receive full refund. Cancellations made less than 120 days prior to occupancy date will receive back ___ of the accommodation & watercraft rental and full damage deposit and tax. Cancellations made less than 30 days prior to occupancy date and 'no shows' will forfeit the entire accommodation & watercraft rental but will receive back damage deposit and tax. Forfeiture of the accommodation & watercraft rental will not apply in the event the reservation manager is able to secure alternate bookings for dates cancelled.

ARRIVAL

Check-in time is no earlier than 4:00 p.m. No early arrivals will be allowed unless prior arrangements have been made.

LOCKBOX COMBINATIONS

Before your arrival, after we receive payment in full, lockbox combinations to the entry door of your accommodations will be sent to you. You should call the reservation manager at 715-762-3291 or 800-236-8792 during normal business hours approximately one week in advance of arrival date if you have not received lockbox combinations.

Lodge _____

Hunter _____

Pioneer _____

Banker _____

Bordello _____

Mud Room _____

DEPARTURE

Checkout is no later than 10:00 a.m. on the date of departure (unless prior arrangements have been made). If keys are not left in the lock box you may be assessed a locksmith re-keying charge out of your damage deposit. **NO REFUNDS FOR EARLY DEPARTURES.**

PROPERTY CONDITION

The facilities you are renting should be left in the same condition they were found. This includes putting everything away, washing dishes, wiping down counters and emptying the trash. Please do not leave any perishable or non-perishable foodstuffs behind. Any excessive cleaning charges will be deducted from the damage deposit or billed to you or charged to your credit card in the event a damage deposit wasn't collected. Tenants who do not leave the facility in good condition will not be considered for future rental. Tenants leaving the premises in a condition 'above and beyond' reasonable expectations will be given preferential treatment for future bookings.

OCCUPANCY ARRANGEMENTS

Occupancy of the Lodge may not exceed eight persons. Occupancy of individual Suites may not exceed four persons. Tents, trailers, campers and mobile homes are not allowed on the property. The reservation manager has the right to inspect for exceeded occupancy limits, unauthorized pets or any other reason deemed necessary. Any tenant found exceeding occupancy limits or violating any conditions of this agreement will be asked to vacate the property and no refunds will be given.

BED ARRANGEMENTS

Lodge

Master Bedroom – King bed & Twin ottoman bed

Guest Bedroom – Two Full beds

Porch Bedroom – Queen sofa sleeper & Twin ottoman bed

Suites (Hunter, Pioneer, Banker, Bordello) – King bed & Queen sleeper sofa

Sheets, pillows, towels and blankets are provided.

TELEPHONE

The telephone number for the Butternut Lake Lodge facility is **715-762-8811** with the following extensions:

Lodge: ext. 101

Hunter Suite: ext. 102

Pioneer Suite: ext. 103

Banker Suite: ext. 104

Bordello Suite: ext. 105

Please use your credit card or telephone card for all long distance telephone calls. You will be billed/charged for telephone calls made from the facility during your stay.

SMOKING/PETS

Smoking is not allowed inside buildings at any time.

Pets are not allowed on the premises. Exceptions may be given by prior approval (reservation manager at 715-762-3291 or 800-236-8792) for crated/outdoor hunting dogs brought by tenants as part of a hunting party.

If evidence of smoking or pets is discovered, a deep cleaning charge will be deducted from the damage deposit. In the event a damage deposit wasn't collected or does not cover the cost of deep cleaning you will be billed directly or charged through your credit card.

GARBAGE

A dumpster is provided on the grounds of the Butternut Lake Lodge facility for communal use of all tenants. Please place all of your bagged refuse in the dumpster and keep the lid closed to discourage pests. Note: DO NOT CLEAN FISH OR GAME INSIDE LODGE OR SUITE FACILITIES. Place all fish and game carcasses in plastic garbage bags and put them in the dumpster.

WATERCRAFT RENTAL

Watercraft	Daily	Weekly	Dates Reserved
14' Lund aluminum fishing boat	\$35	\$175	
9.9 hp Honda motor (fuel included)	\$35	\$175	
14' Sylvan aluminum fishing boat	\$35	\$175	
15 hp Mariner motor (fuel included)	\$35	\$175	
15'8" Old Town fiberglass canoe (Discovery 158)	\$20	\$100	
Sit-on kayak (yellow - one person)	\$15	\$75	
Sit-on kayak (red - one person)	\$15	\$75	
Sit-on kayak (blue - two person)	\$15	\$75	

Pfd's, anchors, oars & paddles are included in above prices.

Tax of 5.5% is not included in above prices.

Watercraft is available on first-come, first-serve basis. Reservation of watercraft is highly encouraged to avoid disappointment. Payment in full is required upon reservation of watercraft. Watercraft rental is subject to terms of Cancellation Policy (p. 2).

There is no boat ramp at Butternut Lake Lodge, however, guests may launch their own watercraft at the public boat ramp on the northwest shore of Butternut Lake and then leave their craft tied up at the Butternut Lake Lodge dock for the duration of their stay.

USAGE CONFLICTS

Exclusive use of the grounds and facilities can only be guaranteed to tenants who reserve the complete Butternut Lake Lodge complex. **Tenants of Suite(s) only, will not have access to Lodge (main house) facilities.** Please respect the privacy of other guests.

HOLD HARMLESS AGREEMENT

Parents and/or guardians are responsible for the supervision of their minor children, particularly around docks, boats and water. TENANT AGREES TO HOLD BUTTERNUT LAKE LODGE LLC, RESERVATION & PROPERTY PERSONEL HARMLESS FOR ANY INJURY OR DEATH THAT OCCURS DUE TO TENANT’S OR TENANT’S INVITEE’S NEGLIGENCE.

TENANT INSPECTION OF PREMISES

Butternut Lake Lodge LLC makes no representation or guarantee that this property will meet your expectations if you have not inspected the property prior to making your reservation. We encourage you to make a personal inspection of the property prior to booking your reservation. Do not rely on descriptions or photos. NO REFUNDS OR EXCHANGES WILL BE ALLOWED.

**Please sign and FAX this last page only to 281-374-0501
or mail to the following address.**

Butternut Lake Lodge LLC
c/o Tim & LuAnn Juran
13614 Bevken Court
Cypress, Texas 77429

Your reservation will be held until / / pending return of this signed agreement (last page only) and receipt of the 30% reservation deposit. Return of this signed agreement will constitute acceptance of the terms and conditions specified herein. A fully executed copy of the last page of this agreement will be returned to you.

Thank you and we wish you a wonderful stay at Butternut Lake Lodge.

BUTTERNUT LAKE LODGE LLC

TENANT (signature)

DATE

DATE