

The Rustic Inn and Event Center
E10725 County Road HH – Osseo, WI 54758
715-577-1505

DATE: _____

TENANTS: Name _____ Address _____
Phone _____ City/State _____
Email _____

LEASE TERM: Beginning: _____ Ending: _____

RENT: \$ _____
TAX \$ _____
TOTAL \$ _____

\$_300 deposit_ is due at the signing of this rental agreement, and the remaining balance of the rental amount is due 30 days before arrival.

It is mutually agreed this date, by and between Landlord and Tenants that:

1. Landlord does hereby lease to Tenant(s) and Tenant(s) does hereby lease from Landlord, the above described premises for the lease term as listed above. Occupancy is limited to 40 people. (Unless agreed upon in advance) The Tenant(s) who execute this Lease must be at least 25 years of age.
2. Tenant(s) agrees to pay the rent as listed above.
Cancellations: A full refund of your deposit will be paid if the reservation is cancelled **90 days** prior to the retreat date. If you cancel your event date with less than a 90 days notice, you will forfeit your deposit, unless we find a replacement. If a replacement is found, we will gladly apply your deposit to a future event date.
3. Tenant(s) agrees to pay the security deposit as listed. Tenant shall be responsible for the repair cost or replacement cost of any and all damage caused to the leased premises, including personal property caused by Tenant or Tenant's guests.
4. The leased premises will be professionally cleaned before the lease term commences. If tenant fails to maintain the leased premises in a reasonable state of cleanliness, Landlord has the right to charge Tenant the additional cleaning fee.
5. No pets are allowed at or in the leased premises at any time.
6. No smoking is allowed anywhere inside the building, this includes no smoking in the basement or garage.
7. An additional cleaning fee of \$250 for groups over 25 will apply per stay
8. Tenant agrees to hold harmless Landlord against any and all claims, injuries or damages to Tenant(s) or their guests and belongings. The Landlord is not responsible for any missing, lost, stolen, or left behind belongings of Tenant(s) or their guests.
9. This Lease cannot be modified except in writing, signed by Landlord and Tenant(s).
10. If any provision of this Lease is found to be void or unenforceable, the remainder of the Lease shall not be affected thereby and shall remain in full force and effect as if the void or unenforceable provision had never existed.
11. All persons signed below are jointly and severally liable under the terms and conditions of this agreement.

LANDLORD: Folkers Farms, LLC
Doing business as The Rustic Inn and
Event Center

TENANTS:

_____ Date
Wendy Folkers, Managing Member

_____ Name _____ Date

_____ Name _____ Date

Credit Card Hold (Security Deposit): _____ - _____ - _____ - _____ Exp date: _____ Code: _____

Required prior to occupancy. This fee will be secured by a credit card hold. **Name on card** _____
The security deposit will be released after inventory of the contents and inspection of the rental property has been complete and the premises are like they were when the tenant took occupancy.