

**Loon Lake Campground
10279 280th Ave
New Auburn, WI 54757**

2015 SEASONAL SITE RENTAL CONTRACT

This rental agreement is made this _____ day of _____, 201_, between Loon Lake Campground and _____, the Tenant.

The Tenant agrees that only the following persons shall occupy the site and that Loon Lake Campground must approve any changes.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

- 1) Loon Lake Campground agrees to rent to the tenant camping site number _____.
- 2) This rental will be for the camping season starting **May 1st, 2015**
- 3) The tenant agrees to pay to Loon Lake Campground the sum \$1200 for Lake Front sites & \$1100 for inside sites.
- 4) Each September, a Rental Agreement for the following years camping season of May 1st thru September 30th will be signed by the tenant
A site reservation fee is due by October 1st
\$240 (lake front) – Reservation Fee due by October 1st
\$220 (non-lake front) – Reservation Fee due by October 1st.
In the event the tenant removes his/her trailer from the campground before the following spring, and does not return, the reservation fee will be nonrefundable, and will be considered a winter storage fee. If the Tenant returns, the reservation fee paid in October will be considered one month of the five months of rent due on May 1st.
The total seasonal rate is due on May 1st.
Lake Front Seasonal Sites - \$1200 (minus reservation fee paid the prior fall)
Non Lake Front Seasonal Sites - \$1100 (minus reservation fee paid the prior fall)
- 5) All Seasonal Sites will be metered for electrical use.
\$150 Electrical Deposit will be due on May 1st (or start of Seasonal Contract).
This \$150 includes an annual \$15 Meter Fee. Each Meter will be read at the end of each camping season to determine how many kilowatts were used. If the Tenant used more than \$150 worth of electricity, an additional payment will be due upon receipt of the billing statement from Loon Lake Management. If the Tenant has a credit, it can be applied towards the next years electrical deposit or the Tenant can request a refund.
- 6) This contract extends to the person(s) signing the contract, and their immediate family. Tenants are allowed two free guests not listed on Rental Agreement per night. All other guests will pay the nightly fee.
- 7) Loon Lake Campground agrees to provide the Tenant with water hook ups, metered electricity, and garbage removal. Normal everyday garbage is to be deposited by the Tenant into the provided dumpster located in the Campground by Sunday evening (garbage pickup is Monday). Any items placed in the trash dumpster that results in extra removal charges will be paid for by the Tenant. Please recycle your aluminum cans - you can dump them into the CAN barrel on the Office deck, or put in a plastic bag by your garbage and they will be picked up at the end of the weekend.
- 8) The Tenant agrees to use the premises for camping only, and does certify that the site cannot be sublet, or used by anyone else, without prior permission from Loon Lake Management. Guests are permitted at the campsite only if the tenant (or an adult family member) is present.
- 9) The tenant agrees to read and comply with all the facility's Rules and Regulations as posted in the office and/or on the premises.
- 10) No property, RVS, Campers, etc., may be removed from Loon Lake Campground until any and all outstanding balances are paid.

- 11) The Tenant shall maintain the rented premises in good condition at all times. The Tenant shall keep and maintain the site in a clean condition, free from debris at all times. Tenant must mow and trim the vegetation on a regular basis. If Tenant fails to comply, Loon Lake Campground may perform such maintenance at the cost and expense of the Tenant.
- 12) The Tenant agrees to carry his/her own liability and comprehensive insurance, and vehicle registration on his/her trailer/RV during the term of this contract agreement.
- 13) The tenant accepts camping privileges with the understanding that he does hereby release Loon Lake Campground, and their management and employees of all liability for the loss or damage to property, or injury to he/her person arising from his/her use of the facility.
- 14) No new structures are to be erected, or substantial alterations shall be made by the Tenant, without written consent by Loon Lake Campground Management.
- 15) If Tenant decides to discontinue renting a seasonal site at Loon Lake Campground , the tenant agrees to clean up and remove all belongings upon his departure.
- 16) Loon Lake Campground shall have the absolute right to evict any Tenant for non-payment of rent , breach of the terms or conditions of this Rental Agreement, violation of any rules and regulations, and any actions which are determined to be detrimental to the proper management of the campground. Remainder of prepaid rental fee will be forfeited.
- 17) Loon Lake Campground shall give the Tenant five days written notice to cancel contract before expiration of this rental agreement for any reason other than non-payment of rent, breach of the terms or conditions of this rental agreement, or violation of any rules and regulation, which are cause for eviction. If Loon Lake Campground gives notice to cancel, the rent will be prorated for the remaining term dependent on advanced rent paid by the Tenant. The Tenant shall give Loon Lake Campground five days written notice to cancel before the expiration of this rental agreement. If the Tenant gives notice to cancel (wants to pull out of the campground), the prepaid rent for the remainder of the season will be forfeited unless Loon Lake Management decides otherwise.
- 18) If Loon Lake Campground is required to start legal proceedings to enforce or recover from the breach, for any term or condition of this written agreement, Loon lake Campground shall recover from the Tenant all costs incurred, together with reasonable attorney fees.

Description of the unit to be placed on the rented site is as follows:

Make _____

Size _____ **Year** _____

This rental agreement contains the entire agreement between Loon Lake Campground and the Tenant. No other representation or inducement, verbal or written, has been made which is not contained in this agreement. This agreement is severable if one portion is invalid, the remaining portion will remain in full force and effect. The laws of the State of Wisconsin govern this agreement. It is agreed that any litigation will be heard in the courts of Chippewa County, Wisconsin.

Date _____

Tenant(s) _____

Date _____

Loon Lake Campground Management
