



Waterside Condominium Owners Association
Standardized Short Term Rental Agreement

This Short Term Rental Agreement (the "Agreement") is made by and between:
("Homeowner") and ("Guest") as of the
date last set forth on the signature page of this Agreement. For good and valuable consideration, the
sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

Waterside Condominiums Building: Unit#
7175 Hwy 93 South
Lakeside, MT 59922

2. Rental Party: The rental party shall consist of 'Guest' and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to 6 persons for a two bedroom unit
and 8 persons for a three bedroom unit.

4. Term of the Lease. The lease begins at p.m. on (the "Check-in Date") and ends
at a.m. on (the "Checkout Date").

5. Minimum Stay: This property requires a 14 night minimum stay.

6. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the
property and shall cause all members of the rental party and anyone else Guest permits on the property to
abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner or HOA Manager access to the property for purposes of repair
and/or inspection. Homeowner/HOA Manager shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees:

a. Deposit: A deposit of \$ is due at least days prior to the Check-In
Date.

The deposit is for security and shall be refunded within 10 days of the checkout date provided
no deductions are made due to damage or extra cleaning.

b. Rental Rate: Payment in full of the following fees shall be due within
days of the Check-in Date:

Table with 2 columns: Fee Description and Amount. Rows include: \$ per week x weeks = (2 weeks minimum), Additional nights @ \$ /night, Cleaning fee, 7% Bed Tax, Less deposit, TOTAL Due.

9. **Cancellation Policy:** If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

_____ % if cancelled _____ days prior to the Check-in Date
_____ % if cancelled _____ days prior to the Check-in Date

10. **Payment:** Acceptable payment methods are personal check, Bank Draft or Money Order. Payment must be made in US funds.

11. **Automobile Information:** Please provide the following information about your vehicle(s):

Vehicle must be parked in assigned garage/carport # _____

Auto 1: Make: _____ Year: _____ Color: _____

State of registration: _____ Registration #: _____

Auto 2: Make: _____ Year: _____ Color: _____

State of registration: _____ Registration #: _____

12. **Guest Contact Information:**

Home address: _____ ST: _____ Zip: _____

Home telephone: _____

Cell number: _____

Email address: _____

Contact number while at Waterside: _____

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below. The parties acknowledge that this Agreement is subject to the approval of the Waterside Condominium Owners Association or its authorized agent ("Association"). In the event this Agreement is not approved by the Association, this Agreement shall be void and of no further effect.

Owner: Date: _____ Address: _____

Signature

Email:

Print Name

Telephone:

Guest: Date: _____

Signature

Print Name

A copy of this agreement to be provided to HOA Manager 7 days prior to arrival

For Office Use Only

Received _____ Approved by: _____ Owner notified: _____

Exhibit A

WATERSIDE CONDOMINIUM RENTAL RULES TO STANDARDIZED SHORT TERM RENTAL AGREEMENT

- **Smoking:** Smoking is NOT allowed
- **Occupancy:** The number of people that may occupy a rental unit shall not exceed Six (6) persons for any two bedroom unit, or Eight (8) persons for any Three bedroom unit.
- **Boat Slips:** Renters are permitted the use of boat slips.
- **Guests:** People other than those in the Guest party set forth above may not stay overnight in the unit or on the Waterside Property. Any other person on the Waterside Property is the sole responsibility of Guest.
- **Liability:** All of the units are privately owned; the unit owners and the Waterside Condominium Owners Association ("Association") are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The unit owners and Association are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
- **Quiet Time:** Quiet time is from 10:00PM to 8:00AM.
- **Nuisance:** No activity shall be permitted in any unit or on the Waterside Property which may be a nuisance or otherwise interfere with any unit owner's use and enjoyment of the Waterside Property or their individual units.
- **Explosives:** The discharge of firearms or fireworks is strictly prohibited.
- **PETS:** Pets are NOT allowed.
- **Parking:** Parking is limited to 2 vehicle(s) per rental unit. Vehicles are to be parked in designated parking areas only. Garages and carports are assigned to each unit and shall be used by Guests before using Guest parking areas. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Trailers are not allowed on the Waterside Property.
- **Housekeeping:** There is no daily housekeeping service unless special arrangements are made ahead of time. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
- **Hot Tub:** Children ages 3 through 14 are permitted in the hot tub area as long as they are accompanied by a parent, grandparent or legal guardian, Children under 3 years of age are not permitted in hot tubs or the hot tub area at any time. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Do not use pool at bottom of the waterfall. The hot tub is open from 8:00AM to 10:00PM.
- **Fireplace:** The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. The use of open flame fireplaces, burning gas or wood products, is strictly prohibited on unit decks or garden areas outside of any unit.
- **Barbeques:** Charcoal BBQ grills are not permitted on patios or decks. Use the gas grills provided by the unit owners.
- **Swimming Area:** A swim area is cordoned off to protect swimmers from recreational boaters and personal watercraft operators. No lifeguard is on duty so swimming is at own risk. Swimming from the docks or in the marina area is prohibited.
- **Pathways and Sidewalks:** Bicycles, scooters, motorbikes, skateboards, roller blades, and other similar recreational equipment shall not be used on the pathways, sidewalks or roadways within the Waterside complex.
- **Decks and Balconies:** All units have patio and deck furniture provided by the unit owners for renters use. The addition of any furniture items is prohibited. These areas are not for the storage (even short term) for towels, clothing, blankets, or recreational equipment. It is prohibited to hang these items over railings or patio furniture on the decks and patios.