

SAMPLE MANAGEMENT AGREEMENT

January 1, 2009

This Agreement made as of this 1st day of January 2009, by and between NORTHWOODS HOME RENTALS, herein designated "NORTHWOODS", 12389 Old Rd W, Presque Isle, Wisconsin, 54557, and _____, herein designated "OWNER" residing at _____.

1. OWNER employs NORTHWOODS to rent and manage the property, herein called "Premises", for the year, beginning on the 1st day of January 2009.
2. NORTHWOODS agrees to accept management of the Premises, terms provided.
3. NORTHWOODS agrees to provide monthly payment to OWNER for gross rentals for the preceding month, less sales and accommodations tax, management fee, charges for labor, and repair costs. Monthly income and expenses are closed out on the last day of the month. Carry over reservations will be credited to the following month.
4. A. NORTHWOODS shall receive a monthly management fee equal to 22% of monthly rental from the Premises, and shall provide services including garbage removal, general upkeep, boat and Premise checks, access shoveling, free advertising opportunities and website updates, keys, toiletry and misc supplies (tp, paper towels, handsoap, etc.) and all guest relations including mailing of pre-stay information packets, greeting of guests, weekly check-ins/outs, on-call assistance, and handling of payments including acceptance of credit cards. The costs of cleaning service at \$40/hour (pays 2 employees), driveway clearance at \$____ for season, lawn care at \$20/hour, gas/oil for boat(s) at current rates, firewood cutting/delivery at current rates, and ordinary repair and replacement fees are provided for by NORTHWOODS at OWNER'S expense (unless OWNER chooses to provide some of above listed services and/or supplies – see attached Questionnaire for details). Note: Resort License fee, ordinary repairs and replacements, optional advertising and related fees, and optional deep cleaning and related fees are separate charges.

B. OWNER agrees to pay all utility and service bills as arranged for.
5. A. Ordinary repairs and replacements shall be charged to OWNER by NORTHWOODS at a \$25 hourly rate with a minimum of one (1) hour of work per visit. OWNER shall pay the actual cost of out-of-pocket expenses for such repairs and replacements to NORTHWOODS.

B. NORTHWOODS shall not incur any obligations for, nor undertake to make any repairs, alterations or do other work estimated to cost in excess of \$200.00, nor make any single purchase of supplies in excess of such amount unless costs are submitted to OWNER and follow with OWNER approval.
6. In the event of repairs in excess of \$200.00, NORTHWOODS may retain an independent contractor. In this event, NORTHWOODS will pay contractor and supply fees and charge OWNER for reimbursement.

7. OWNER affords NORTHWOODS the right to offer discount rates due to unforeseen circumstances. This will be implemented only in unusual cases and OWNER notification will immediately follow instance(s).
8. OWNER, OWNER'S family or OWNER'S guests may occupy Premises per OWNER'S advance notice, agreeing to comply with NORTHWOODS check-in/check-out times (2PM/10AM). OWNER shall be charged for services during and following OWNER stay as requested including cleaning service, cord/bundle firewood, gas and oil for boat(s), ordinary repairs, replacements and maintenance fees. Garbage removal is the responsibility of OWNER, OWNER'S family or OWNER'S guests unless otherwise requested. In this instance, garbage pickup will be charged \$20 each stopover.
9.
 - A. OWNER agrees to maintain the Premises and agrees to comply with all applicable State, Federal, and Local laws, regulations and ordinances with respect to guest safety, including, but not limited to fire codes, boat registration and appropriate life vest/cushion numbers, and applicable statues and ordinances regarding rental property to the public.
 - B. OWNER must retain, keep up-to-date, and supply NORTHWOODS with a copy of resort license prior to NORTHWOODS listing rental property. NORTHWOODS may assist OWNER at no charge in retaining license should logistical circumstances deem it necessary.
10.
 - A. OWNER warrants the Premises are clean and fit for residential use, and are in order for guest safety and comfort. In doing so, OWNER shall provide two (2) sets of linens per bed, utensils, dishware, shovel/broom, trash bins, general cleaning supplies, and other basic amenities for comfortable guest stay. If Washer/Dryer unit is on Premises and in working order, OWNER only needs to supply one (1) set of linens per bed.
 - B. With respect to the above, NORTHWOODS may notify OWNER of deficiencies and OWNER shall cure deficiencies. At OWNER'S request, NORTHWOODS may purchase materials to alleviate deficiencies and charge OWNER for reimbursement.
11.
 - A. NORTHWOODS will check property and Premises for missing or damaged items upon guest departure and will exercise all reasonable methods to collect for intentional damage or theft of property, however, NORTHWOODS shall not be held liable for any losses due to damage, regardless of cause, and shall not guarantee collection related to said damage or loss.
 - B. It is understood and agreed that items of personal property, equipment and fixtures are subject to ordinary wear and tear and may need periodic repair and replacement and that minor replacement of contents may be necessary due to breakage/use by guest activity. Such replacements shall be part of normal operation for which collection efforts shall not be taken.
12. NORTHWOODS shall not be liable for damages to persons or properties sustained by the Premises due to the Premises becoming out of repair or arising from leaking gas, steam, water or sewer pipes, or from defective wiring, unless the damage is proximately caused by negligence of NORTHWOODS.
13. OWNER may sell Premises, or choose to stop renting Premises, agreeing to fulfill rental reservations for up to two (2) months past the OWNER'S notice to NORTHWOODS.