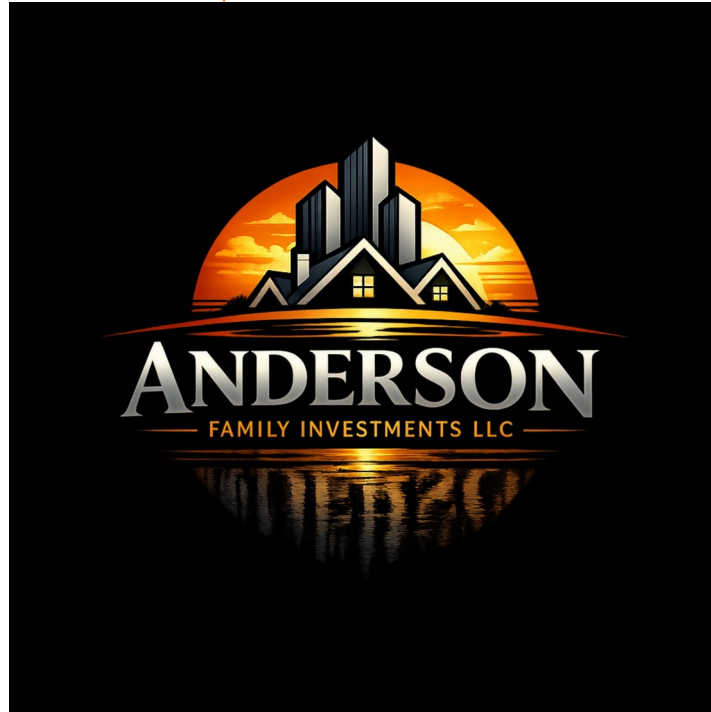




SHORT-TERM VACATION RENTAL AGREEMENT

Liability Waiver • House Rules • Pet Addendum

Reservation dates	{{CHECK_IN}} through {{CHECK_OUT}}
Primary guest	{{GUEST_NAME}}
Guest email / phone	{{GUEST_EMAIL}} / {{GUEST_PHONE}}
Total occupants	{{TOTAL_GUESTS}} (maximum 14)
Pets	{{PETS}} - no separate pet fee
Total booking amount	{{TOTAL_PRICE}}
Property	Dakota Lodge, 1268 Empire Rd, Dickinson, ND 58601

Electronic acceptance. By completing the booking and selecting the agreement checkbox, Guest confirms that Guest has reviewed, understands, and agrees to this Agreement. Electronic acceptance, digital signatures, and records generated by the booking or e-signature platform are intended to be binding to the fullest extent permitted by law.

1. Parties and rental grant

Anderson Family Investments LLC ("Owner") grants the primary guest identified above ("Guest") a temporary license to occupy Dakota Lodge solely for the confirmed reservation dates. This Agreement does not create a residential tenancy or any right to remain after checkout.

Guest must be at least 25 years old, must stay at the Property for the reservation, and is responsible for every occupant, visitor, invitee, and animal associated with the booking.

2. Payment, authorization, and cancellation

Guest agrees to pay all charges shown during checkout, including rent, taxes, deposits, optional services, and any properly disclosed fees. The cancellation and refund policy displayed and accepted during checkout is incorporated into this Agreement.

To the extent permitted by law and the payment processor rules, Guest authorizes Owner or its booking provider to charge the payment method on file for unpaid balances, documented damage, missing items, excessive cleaning, smoking remediation, unauthorized occupants or events, pet-related damage, collection costs, or other amounts Guest is responsible for under this Agreement.

3. Occupancy, visitors, and conduct

Maximum overnight occupancy is 14 people. Only registered guests may stay overnight. Parties, receptions, commercial events, and gatherings exceeding the registered group are prohibited unless Owner gives prior written approval.

Quiet hours are 10:00 PM to 7:00 AM. Guest must not disturb neighbors, engage in illegal activity, create a nuisance, or violate city, county, state, or federal law. A material violation may result in termination of occupancy without refund where permitted by law.

4. Check-in, checkout, and property care

Standard check-in is 4:00 PM and checkout is 10:00 AM unless Owner approves otherwise in writing. Guest must follow parking, entry, garbage, thermostat, fireplace, appliance, and checkout instructions supplied in the guest guide.

Guest accepts the Property in its present condition and must promptly report damage, unsafe conditions, leaks, malfunctioning equipment, or maintenance issues. Guest may not move large furniture, disable safety devices, or make alterations.

5. Pets

Well-behaved pets are welcome with no separate pet fee. Guest must disclose all pets in the reservation, keep them under control, comply with animal-control laws, clean up inside and outside, and prevent excessive barking or nuisance behavior.

Pets may not be left unattended unless safely kenneled. Guest represents that each animal is not known to be dangerous or aggressive. Owner may require immediate removal of an animal that presents a danger, causes a disturbance, or violates this Agreement. Guest is responsible for pet-related injury, damage, odor remediation, pest treatment, or excessive cleaning.

6. Fire pit, trampoline, decks, stairs, and outdoor areas

Guest understands that the fire pit, trampoline, decks, balcony, stairs, yard, garage, grill, recreational equipment, snow, ice, mud, wildlife, and changing North Dakota weather involve inherent risks.

Children must be supervised. Fires must never be left unattended and must be fully extinguished. Guest must follow burn bans and safety instructions. Trampoline use is voluntary and at the user's risk; only safe, age-appropriate use is permitted.

7. Assumption of risk and liability waiver

Guest voluntarily assumes the ordinary and inherent risks of occupying the Property and using its amenities, including slips, trips, falls, weather hazards, recreational equipment, cooking equipment, fireplaces, fire pits, grills, stairs, decks, balconies, animals, insects, utilities, and actions of other persons.

TO THE FULLEST EXTENT PERMITTED BY LAW, GUEST RELEASES AND WAIVES CLAIMS AGAINST OWNER, PROPERTY MANAGER, AND THEIR AGENTS, EMPLOYEES, CONTRACTORS, SUCCESSORS, AND ASSIGNS ARISING FROM ORDINARY RISKS OF USE OR OCCUPANCY. THIS RELEASE DOES NOT APPLY TO GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR LIABILITY THAT CANNOT LEGALLY BE WAIVED.

8. Indemnification and damage responsibility

Guest agrees to defend, indemnify, and hold harmless Owner and its representatives from claims, damages, liabilities, judgments, costs, and reasonable attorney fees arising from Guest's breach, the acts of occupants or visitors, animals, illegal conduct, or damage caused by the booking party.

Guest is financially responsible for repair, replacement, loss, excessive cleaning, and administrative or collection costs caused by Guest, occupants, visitors, invitees, or animals. These obligations survive checkout.

9. Personal property, services, and interruptions

Owner is not responsible for loss, theft, or damage to Guest's personal property. Guest should maintain appropriate insurance for belongings and travel risks.

Owner does not guarantee uninterrupted internet, television, utilities, weather, recreational conditions, or services beyond Owner's reasonable control. Guest must promptly allow reasonable access for emergency repairs or safety concerns.

10. Security devices and privacy

If exterior security cameras or noise-monitoring devices are disclosed in the listing, Guest acknowledges they may operate during the stay. No camera may be placed in an interior sleeping or bathing area. Guest may not tamper with permitted safety or security devices.

Personal information is handled according to the privacy notice and the policies of Lodgify and the payment processor used for the reservation.

11. Governing law, venue, severability, and entire agreement

This Agreement is governed by North Dakota law. Any action arising from it shall be brought in a court of competent jurisdiction serving Stark County, North Dakota, unless applicable law requires otherwise.

If any provision is unenforceable, the remaining provisions remain effective. This Agreement, the accepted checkout terms, listing disclosures, confirmed pricing, and written house rules constitute the entire agreement. Changes must be in writing.

12. Acknowledgment

Guest confirms that Guest has read the full Agreement, had the opportunity to ask questions, understands that certain legal rights are affected, and voluntarily agrees on behalf of all occupants and visitors.

ELECTRONIC ACKNOWLEDGMENT

Primary guest	{{GUEST_NAME}}
Electronic acceptance / signature	{{SIGNATURE_OR_ACCEPTANCE_RECORD}}
Date and time	{{ACCEPTANCE_TIMESTAMP}}
Reservation number	{{RESERVATION_ID}}