

The Wolfe's Den Cabin on Lake Vermilion

Property Rules & Rental Agreement

Agreement. By reserving The Wolfe's Den Cabin on Lake Vermilion, the primary renter confirms they have read, understand and agree to this Property Rules & Rental Agreement and accept responsibility for ensuring that anyone present at the property in connection with their reservation is aware of, and complies with, its terms.

These rules help protect guests, neighbors, hosts, licensing and insurance compliance and this family property for future guests. Some rules are specific because they reflect real-life situations that require clear expectations.

1. Reservation & Guest Information

- The primary renter must be at least 21 years old, listed on the reservation and part of the staying guest group for the full stay.
- All overnight guests must be listed on the reservation before check-in. The Host may request guest names and identity verification.
- Pets must be disclosed before check-in and reflected in the reservation.

2. Occupancy, Visitors & No Parties

- Maximum occupancy is 4 registered overnight guests.
- Up to 4 additional day visitors may be permitted if disclosed and approved by the Host in advance. Day visitors must leave by 11pm unless the Host approves a different time in writing.
- Parties, events, loud gatherings and day visitors above the stated limit are not permitted.

3. Quiet Hours & Neighbor Respect

- Quiet hours are 10pm to 7am on weekdays and 12am to 7am on weekends.
- During quiet hours, please move conversations indoors, keep music/TV low and avoid disruptive outdoor noise. Sound carries easily over water, especially from the deck, docks and firepit after dark.

4. Shared Property & Guest Access

- Wolfe's Den Cabin is on a shared family property on a private road/easement with the owners living in the cabin next door. Guests have exclusive use of the rental cabin, its attached deck, guest parking area, guest firepit and guest dock.
- Guests may use shared boathouse items such as life jackets, non-motorized water toys, fishing poles/nets, the fish-cleaning station and clearly marked guest-use items.
- Do not access the owners' cabin/deck/shed, owner boats, owner-only boathouse shelves, neighboring properties/driveways, marked private roads, septic/utility areas or the rental cabin's attic/crawl space except in a true emergency or with Host approval.

5. Parking

- Park only in the designated guest parking area/driveway. Parking is limited to 4 total vehicles/trailers.
- Do not park between the owner and rental cabins, off the driveway, on the access road, on neighboring driveways, on septic or utility areas, on the owner parking pad (without approval) or in Ludlow's Resort parking areas.
- These parking limits protect underground well, electrical and septic infrastructure and preserve access on private easements.

6. Cabin Property, Inventory & Damage

- Treat the cabin, its furnishings, property amenities and borrowed items with care.
- Promptly report breakage, damage, missing items, maintenance issues or safety concerns. Promptly reported normal wear-and-tear items can often be handled without charge.
- All cabin property must be returned to original locations and remain on-site upon checkout.
- The Host documents cabin/property condition and inventory before/after each stay. Items provided for guest use remain cabin property unless noted as complimentary take-home items. Do not substitute personal or lower-quality items for cabin property.

7. Interior Cabin Rules

- Follow posted septic guidelines. Only toilet paper may be flushed.
- Use only the thermostat heat/cool mode and temperature change options. Other changes can cause the heat pump to stop working.
- Do not rearrange interior furniture. It can scratch the pine floors.
- Playing is not allowed on the top bunks.
- Place trash and recycling in the labeled outdoor bins. Do not leave trash on the dock, around the property or in the lake. If unsure whether an item is recyclable, place it in trash rather than the wrong recycling bin.

8. Smoking, Vaping & Illegal Substances

- No smoking or vaping is permitted inside the cabin or boathouse.
- Outdoor smoking is allowed if cigarette butts are fully extinguished and disposed of in the provided ash containers. Do not throw cigarette butts on the ground, in the woods, in the lake or in trash.
- Use, possession or activity involving substances prohibited by state or federal law is not permitted on the property.

9. Children, Lake Safety & General Safety

- Children under 12 must be supervised by an adult at all times, especially near the lake, docks and firepit.
- Life jackets are required for children under 12 and for all guests using the property's non-motorized water toys. Multiple sizes of life jackets are available to borrow but exact fit is not guaranteed.
- No headfirst diving. Natural underwater hazards are present.
- Lake access, docks, water equipment, bicycles and outdoor amenities must be used safely and appropriately. Helmets are required when using (land) bicycles.

10. Boats, Fishing & Fish Cleaning

- The guest dock accommodates one boat up to 22 feet. Requests for additional dockage require Host approval at least 2 weeks before check-in and are not guaranteed.
- Secure boats and borrowed water equipment after use.
- Do not use Ludlow's Resort boat launch, parking lots or facilities. Free public boat launches are available nearby.
- Follow Minnesota fishing/boating laws and licensing requirements. Anyone 16 or older must have a fishing license.
- Clean fish at the boathouse fish-cleaning station or outside. Never clean fish inside the cabin. Bag fish waste and place it in the designated boathouse fish-gut freezer, not in outdoor trash bins (attracts wildlife).

11. Fire Safety: Firepit, Fireplace & Grills

- Fires in the firepit/fireplace and grills must be monitored by a responsible adult at all times and fully extinguished before leaving them.
- Follow red flag warnings and fire restrictions. During restrictions, fireplace, firepit, grill, or campfire use may be limited or prohibited.
- Do not use wax fire starters or lighter fluid in the indoor fireplace or on the propane grill.
- Keep the fireplace's screen closed when in use. Open the fireplace flue before starting a fire and close it after the fire is fully out.

12. Pets & Wildlife

- Up to 2 pets are welcome with prior disclosure on the reservation and the applicable pet fee.
- Pets must be supervised, kept under control, kept off neighboring properties with waste picked up promptly.
- While not required, we recommend leashing dogs, especially after dark, to avoid them getting lost by chasing wildlife into the woods.
- Bring pet bedding if your pet is accustomed to furniture or beds. Excessive pet hair/odor or damage may result in charges.
- Do not harass/harm wildlife or entice wildlife into the cabin.

13. Bugs, Pest Service & Rural Conditions

- This is a lakefront Northwoods property. Insects like mosquitoes and ticks are present seasonally even with pest-control measures.
- A pest service sprays periodically to reduce common insects. If a stay falls during a scheduled spraying week, guests will be notified and should keep windows closed and avoid being outside during the brief spraying window.
- Keep doors, screens and the fireplace flue closed when not in use to reduce the likelihood of insects getting into the cabin.

14. Weather, Utilities & Conditions Outside Host Control

- This property follows a firm cancellation policy. Guests are strongly encouraged to purchase travel insurance if cancellation, trip interruption or other unforeseen circumstances beyond the free cancellation window could create a financial hardship.
- Refunds/discounts are not granted for situations outside the Host's control including weather, lake levels, fishing conditions, wildfire smoke, road conditions, burn bans, outdoor wildlife/insect activity and utility/internet outages except under rare circumstances.

15. Checkout & No Cleaning Fee

- Checkout is by 10am as the property is typically fully booked and late checkout interferes with cleaning, restocking and maintenance for incoming guests. A late checkout fee of \$200 per hour applies for checkouts after 10am.
- We don't charge a cleaning fee to help keep costs lower for guests. In exchange, guests agree to complete the posted checkout checklist before departure (washing used kitchenware, emptying refrigerator/freezer, wiping down table/counters, placing used bed linens/towels in laundry baskets, sweeping, taking out trash/recycling, returning items to original locations).

16. Reviews, Claims & Platform Policies

- Contact the Host promptly during the stay if something is not as expected so the Host has an opportunity to help.
- Reviews should honestly reflect the property, its amenities, listing accuracy and interactions with Hosts, per booking platform review policies. Ratings should not be based on experiences unrelated to the property or circumstances outside Hosts' reasonable control.

17. Enforcement & Remedies

- Because the primary renter accepts responsibility for everyone present at the property in connection with their reservation, they are expected to communicate and enforce this Agreement with their group. When practical, Hosts attempt to resolve concerns through a courteous conversation with the primary renter to allow guests the opportunity to correct an issue. However, serious safety issues, illegal activity or significant violations may require immediate escalation without prior warning.
- The Hosts hope to never be put in a situation which requires invoking enforcement remedies but reserve the right to document damage, missing property, unauthorized occupancy, excessive noise or other violations of this Agreement, and to contact the applicable booking platform to pursue claims or address guest misconduct.
- Depending on the nature/severity of a violation, one or more of the following actions may be taken:
 1. Additional cleaning, repair, replacement, odor remediation, late checkout or other reasonable charges, including claims submitted through the applicable booking platform when warranted.
 2. Removal of unauthorized guests, visitors or pets from the property.
 3. Cancellation or termination of the reservation in consultation with the applicable booking platform without refund, requiring everyone present at the property in connection with the reservation to immediately vacate the property.
 4. Contacting law enforcement or emergency services if necessary.

18. Good Judgment

- This Agreement addresses common vacation-rental situations but cannot anticipate every circumstance. The primary renter is expected to exercise good judgment and ensure that anyone present at the property in connection with their reservation acts safely, respectfully and consistently with the intent of this Agreement.

Thank you for helping keep Wolfe's Den Cabin safe, well cared for and respectful of our neighbors.