

SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement ("Agreement") is entered into between Suite Life Stays LLC ("Host," "Owner," "we," "us," or "our") and the individual identified as the Primary Guest in the Lodgify reservation associated with this booking (the "Reservation") ("Primary Guest," "Guest," "you," or "your").

This Agreement applies to the short-term rental property identified in the Reservation and marketed by Host, including the property marketed as The House in the Woods.

1. Reservation and Property Information

This Agreement applies to the short-term rental reservation through which Guest received, signed, or accepted this Agreement, including through Lodgify, Truvi, or another electronic booking or agreement system used by Host ("Reservation").

The Reservation is identified by the applicable Lodgify booking confirmation, Truvi agreement or acceptance record, reservation number, payment record, or other booking record issued or maintained by Host, Truvi, or Host's booking platform.

The following information shown in the Reservation is incorporated into and made part of this Agreement:

1. The identity and contact information of the Primary Guest;
2. The name and address of the rental property;
3. The reservation or confirmation number;
4. The arrival and departure dates;
5. The scheduled check-in and checkout times;
6. The number of adults, children, pets, and other approved occupants;
7. The nightly rate, taxes, fees, discounts, and total reservation price;
8. The payment method and payment schedule;
9. The cancellation and refund policy;
10. Any approved reservation modifications; and
11. Any other reservation-specific terms affirmatively accepted by Guest.

The rental property identified in the Reservation is referred to in this Agreement as the "Property."

The individual identified as the primary guest in the Reservation is referred to as the "Primary Guest" or "Guest."

The Reservation, booking confirmation, payment schedule, cancellation policy, house rules, and written reservation modifications are incorporated into this Agreement by reference.

Guest acknowledges that Guest received or was provided access to the Reservation details before accepting this Agreement and had an opportunity to review them.

If a reservation-specific term conflicts with a general term in this Agreement, the reservation-specific term will control only with respect to:

1. The Property;
2. The identity of the Primary Guest;
3. The dates and scheduled times of the stay;
4. The approved occupancy and pets;
5. The reservation price and payment schedule;
6. The cancellation and refund policy; and
7. A written modification expressly approved by Host.

All other provisions of this Agreement remain in effect.

2. Short-Term Lodging Only

The Property is provided solely for temporary recreational and lodging purposes for the dates stated in the Reservation.

This Agreement does not create a landlord-tenant relationship, principal residence, permanent tenancy, or possessory interest beyond the scheduled checkout time.

Guest may not:

1. Use the Property as a mailing address;
2. Establish residency at the Property;
3. Receive government identification or official residency records at the Property;
4. Claim any right to remain after checkout; or
5. Transfer possession of the Property to another person.

Guest must fully vacate the Property and return possession to Host by the scheduled checkout time.

3. Primary Guest Eligibility and Responsibility

The Primary Guest must:

1. Be at least 25 years old unless Host approves otherwise in writing;
2. Provide accurate contact, identity, occupancy, pet, and payment information;
3. Be the cardholder or an authorized user of the payment method submitted for the Reservation;
4. Stay at the Property throughout the Reservation unless Host approves otherwise in writing;
5. Accept responsibility for all occupants, visitors, invitees, children, and pets associated with the Reservation; and
6. Ensure that all members of Guest's party comply with this Agreement and the house rules.

The Primary Guest is financially responsible for reservation charges, damage, loss, excessive cleaning, remediation, fines, unauthorized occupancy, and other amounts caused or incurred by any member of Guest's party.

The Primary Guest may not make a Reservation on behalf of an unknown or unrelated third party without Host's prior written approval.

4. Identity Verification Through Truvi

As a condition of the Reservation, the Primary Guest must complete an identity-verification process administered by Truvi, a third-party verification provider used by Host.

Truvi, rather than Host, will administer the verification process and may request information or documentation directly from Guest in accordance with Truvi's applicable terms and privacy notice.

Guest agrees to:

1. Complete the required identity-verification process accurately and promptly;
2. Provide truthful, complete, and current information;
3. Respond to reasonable requests from Truvi relating to verification;
4. Complete all required verification steps before the deadline communicated by Host or Truvi; and
5. Ensure that information provided to Truvi is consistent with the Reservation.

Completion of the identity-verification process is a condition of the Reservation and of Guest receiving check-in instructions and access to the Property.

Truvi's completion of the verification process does not transfer responsibility for the Reservation from the Primary Guest and does not limit Guest's obligations under this Agreement.

Host may cancel the Reservation or withhold check-in instructions and Property access if Guest fails or refuses to complete the required verification process, provides materially inaccurate information, or does not satisfy the applicable verification requirements.

Any cancellation will be handled in accordance with the cancellation terms applicable to the Reservation and applicable law.

5. Occupancy and Registered Guests

Maximum overnight occupancy is seven people, including adults and children, unless the Reservation states a lower approved occupancy.

Only individuals included in the Reservation are permitted to stay overnight at the Property.

Guest must provide the names and ages of all occupants upon request.

Guest may not:

1. Exceed the approved occupancy;
2. Allow an unregistered person to stay overnight;
3. Transfer or resell the Reservation;

4. Sublet the Property;
5. Sell or provide paid access to the Property; or
6. Permit anyone other than the registered party to use the Property as lodging.

Daytime visitors must comply with all house rules and may not remain overnight. Host's prior written approval is required if visitors would cause the total number of people at the Property to exceed the approved occupancy.

Unauthorized occupancy or visitors may result in:

1. Removal of unauthorized individuals;
2. An additional charge of \$100 per unauthorized person, per night;
3. Termination of the stay without refund when the violation creates a safety, insurance, legal, property, or neighborhood concern; and
4. Recovery of additional damage, fines, cleaning costs, or documented losses resulting from the violation.

An additional occupancy charge is a remedy for violating this Agreement. It does not purchase, authorize, or guarantee permission for an unregistered person to remain at the Property.

6. Reservation Price and Payment Terms

Guest agrees to pay the total reservation price and all applicable taxes, fees, and authorized additional charges.

The initial payment, remaining balance, payment dates, payment method, and cancellation terms are those displayed during the Lodgify checkout process and included in the Reservation.

Guest authorizes Host and Host's payment processor to charge the payment method submitted for:

1. The initial reservation payment;
2. Each remaining payment when due under the accepted payment schedule;
3. Approved reservation modifications;
4. Additional nights, guests, pets, or services requested by Guest;
5. Cancellation charges owed under the accepted cancellation policy; and
6. Additional amounts authorized under this Agreement.

If a scheduled payment is declined, Guest must promptly provide a valid replacement payment method after receiving notice.

Host may cancel the Reservation if Guest fails to pay an amount when due, subject to the cancellation terms accepted with the Reservation.

Guest is responsible for bank, foreign-exchange, card-issuer, or other third-party fees imposed by Guest's financial institution.

7. Continuing Payment-Card Authorization

Guest represents and warrants that Guest is the cardholder or an authorized user of every payment method submitted in connection with the Reservation.

No security deposit or payment-card hold is required. The absence of a security deposit or hold does not limit Guest's financial responsibility under this Agreement.

Guest authorizes Suite Life Stays LLC, directly or through its payment processor, to charge the submitted payment method for amounts properly owed under this Agreement, including:

1. Reservation payments, fees, and applicable taxes;
2. Approved reservation changes;
3. Cancellation charges owed under the accepted cancellation policy;
4. Additional nights, guests, pets, or services requested by Guest;
5. Damage to the Property or its contents beyond ordinary wear and tear;
6. Missing, removed, lost, or destroyed property;
7. Excessive or extraordinary cleaning;
8. Smoke, vaping, pet, odor, stain, pest, or biohazard remediation;
9. Unauthorized pets, occupants, visitors, parties, or events;
10. Costs resulting from an unauthorized holdover after checkout;
11. Costs resulting from violations of this Agreement or the house rules;
12. Government, association, towing, service-provider, or neighborhood fines caused by Guest or Guest's party;
13. Locksmith charges and costs associated with lost keys, remotes, or access devices; and
14. Reasonable costs incurred to repair, replace, clean, remediate, or restore the Property.

Except for fixed charges expressly stated in this Agreement, an additional charge will be based on the reasonable documented cost of the loss, service, repair, replacement, remediation, fine, or other expense.

Where reasonably practicable, Host will provide Guest with a description of the charge and relevant supporting documentation. Documentation may include:

1. Photographs or videos;
2. Inspection records;
3. Guest communications;
4. Invoices or receipts;
5. Contractor or cleaner statements;
6. Repair or replacement estimates;
7. Smart-lock or access records; and
8. Other records reasonably related to the charge.

Host may initially charge or seek payment based on a reasonable repair or replacement estimate when the work has not yet been completed or the final invoice is not available. Host may adjust the amount if the final documented cost differs materially from the estimate.

This payment authorization remains effective after checkout for amounts arising from the Reservation.

Host will ordinarily submit an additional charge within 30 days after checkout. Latent damage, delayed invoices, government fines, service-provider charges, or other matters discovered or received later may be submitted within a reasonable period after discovery.

Guest agrees to maintain a valid payment method through completion of the Reservation and resolution of any outstanding amounts.

If Host cannot charge the original payment method, Guest agrees to provide another valid payment method and promptly pay amounts properly owed under this Agreement.

This authorization does not waive any rights that cannot lawfully be waived and does not authorize Host to impose undocumented, arbitrary, punitive, or unrelated charges.

8. Damage Responsibility

No security deposit or damage hold is required for the Reservation.

Guest remains responsible for the full cost of damage, loss, excessive cleaning, remediation, fines, and other charges authorized by this Agreement, regardless of whether the amount is discovered or invoiced after checkout.

Guest must inspect the Property after arrival and promptly report any existing:

1. Damage;
2. Missing item;
3. Unsafe condition;
4. Maintenance issue; or
5. Cleanliness concern.

Failure to report a readily observable condition within a reasonable time after arrival may be considered when determining whether the condition occurred during the stay.

Guest must immediately report damage occurring during the Reservation.

Prompt reporting will be considered when Host determines how to address the issue but does not eliminate Guest's responsibility.

Guest is not responsible for ordinary wear and tear or damage shown to have existed before Guest's arrival.

9. Chargebacks and Payment Disputes

Guest agrees to contact Host promptly and make a good-faith effort to resolve any billing concern before initiating a payment dispute or chargeback, except when immediate contact with the card issuer is reasonably necessary to protect Guest from actual unauthorized use or fraud.

Guest acknowledges that the following do not, by themselves, make an otherwise authorized charge fraudulent or unauthorized:

1. Disagreement with the accepted cancellation policy;
2. Failure to read the accepted terms;
3. Guest's decision not to travel;
4. Guest's failure to use all or part of the Reservation;
5. Early departure;
6. Reduced occupancy; or
7. Dissatisfaction that does not amount to Host's failure to provide the reserved accommodations.

Guest agrees not to knowingly characterize an authorized reservation charge as fraudulent, duplicated, unauthorized, or unrecognized.

If Guest initiates a chargeback or payment dispute, Guest authorizes Host to provide relevant information to the card issuer, payment processor, card network, financial institution, court, insurer, collection provider, or other party responsible for reviewing the dispute.

Relevant information may include:

1. This signed or electronically accepted Agreement;
2. The applicable version of this Agreement;
3. The Reservation and booking confirmation;
4. The accepted payment and cancellation terms;
5. Checkout and electronic acceptance records;
6. The Property listing and house rules;
7. Identity and card-verification records lawfully maintained by Host or its service providers;
8. Emails, messages, text messages, and other communications with Guest;
9. Check-in instructions and evidence that they were delivered;
10. Smart-lock, access, occupancy, and entry records;
11. Photographs, videos, inspection reports, invoices, estimates, and receipts;
12. Evidence that the Property was available for Guest;
13. Evidence that Guest accessed, occupied, or used the Property;
14. Evidence that lodging services were provided; and
15. Other information reasonably relevant to the disputed transaction.

Guest remains responsible for amounts properly owed under this Agreement notwithstanding the initiation of a chargeback or payment dispute.

A temporary credit issued by Guest's card issuer during an investigation does not constitute a final determination that the amount was not owed.

To the extent permitted by law, Guest will reimburse Host for reasonable collection costs, filing fees, and attorney fees incurred to recover amounts properly owed after a chargeback is finally resolved against Guest or otherwise determined to have been initiated fraudulently or in bad faith.

Guest will not be charged merely for exercising a legitimate cardholder or legal right in good faith.

Nothing in this section guarantees that Host will prevail in a card dispute or limits the authority of a card issuer or card network to decide a dispute.

10. Cancellation and Reservation Changes

The cancellation and refund policy displayed during Lodgify checkout and included in the Reservation applies and is incorporated into this Agreement.

Except as required by applicable law or the accepted cancellation policy, no refund or credit is due for:

1. Late arrival;
2. Early departure;
3. A decision not to travel;
4. Reduced occupancy;
5. Weather that does not make the Property legally or physically inaccessible;
6. Ordinary neighborhood, wildlife, insect, road, construction, or utility conditions outside Host's reasonable control;
7. Temporary interruption of a nonessential amenity; or
8. Removal or termination resulting from Guest's material violation of this Agreement.

Any date change, added night, occupancy change, pet change, or other Reservation modification must be approved by Host in writing and may result in a rate or fee adjustment.

Guest is encouraged to obtain travel insurance covering cancellation, illness, travel interruption, weather, and other risks.

11. Use of the Property

The Property may be used only as a private short-term lodging accommodation.

The following are prohibited unless Host gives prior written approval:

1. Parties;
2. Receptions;
3. Weddings;
4. Commercial gatherings;
5. Events;
6. Commercial photography or filming;
7. Illegal activity;
8. Conduct creating a nuisance or unreasonable disturbance;
9. Excessive noise;
10. Fireworks;
11. Tents, campers, or additional sleeping accommodations;
12. Moving furniture outside;
13. Materially rearranging furniture;
14. Tampering with safety, security, internet, utility, HVAC, or monitoring equipment; and

15. Use by more occupants or visitors than approved.

Guest must follow all applicable laws, ordinances, parking restrictions, fire-safety requirements, association rules, and written house rules.

12. Quiet Hours and Neighborhood Conduct

Quiet hours are from 10:00 p.m. to 8:00 a.m.

During quiet hours, outdoor conversation, music, vehicle noise, and other activity must be kept at a level that does not unreasonably disturb neighboring properties.

Guest must behave respectfully toward neighbors, service personnel, contractors, and the surrounding community.

A substantiated noise complaint, police response, or material neighborhood disturbance may result in:

1. A warning;
2. Termination of outdoor activity;
3. Additional documented charges;
4. Removal of unauthorized visitors; or
5. Immediate termination of the stay, depending on severity.

13. No Smoking or Vaping

Smoking and vaping are prohibited inside the Property and in any other area identified in the house rules.

Guest is responsible for all costs associated with smoke, vapor, ash, burns, residue, odor, or related remediation caused by Guest or Guest's party.

Evidence of indoor smoking or vaping may result in a minimum remediation charge of \$500, plus any additional documented costs exceeding that amount.

The remediation charge does not purchase permission to smoke or vape inside the Property.

14. Pets

Only pets included in the Reservation and approved by Host are permitted.

Guest must:

1. Keep pets under reasonable control;
2. Prevent excessive barking or disturbances;
3. Pick up and properly dispose of pet waste;
4. Prevent pets from causing damage;
5. Comply with applicable leash and licensing requirements; and

6. Not leave a pet unattended when doing so may cause damage, distress, noise, or unsafe conditions.

Pets are permitted on furniture and bedding.

Guest remains responsible for excessive pet hair, stains, odors, damage, or cleaning beyond an ordinary pet-friendly turnover.

Unauthorized pets may result in a charge of \$250 per pet, plus documented cleaning, damage, or remediation costs.

The unauthorized-pet charge does not purchase or authorize permission for the animal to remain at the Property.

Service animals will be accommodated as required by applicable law.

Guest may notify Host that a service animal will accompany Guest so Host can provide relevant arrival and safety information.

No pet fee will be charged for a qualifying service animal. Guest remains responsible for damage caused by the animal to the extent permitted by law.

15. Children and Supervision

The Property is not represented as childproof.

Guest is solely responsible for supervising children and determining whether the Property and its features are appropriate for each child.

Potential features may include:

1. Stairs;
2. Decks;
3. Outdoor areas;
4. Wooded terrain;
5. Fire features;
6. Furniture;
7. Appliances;
8. Baby equipment; and
9. Recreational items.

Any child equipment supplied by Host must be inspected by Guest before use. Guest assumes responsibility for proper setup, supervision, and use.

16. Fire, Grill, and Outdoor Amenities

Guest assumes responsibility for the safe and lawful use of the grill, fire pit, and other outdoor amenities.

Guest must:

1. Follow posted instructions and local fire restrictions;
2. Never leave a flame or fire unattended;
3. Keep children and pets a safe distance away;
4. Fully extinguish fires after use;
5. Not use gasoline or other unsafe accelerants;
6. Not move the grill or fire pit;
7. Not burn trash or prohibited materials; and
8. Not use an outdoor fire feature during a burn ban, unsafe weather condition, or when Host prohibits its use.

Guest is responsible for damage, injury, or emergency-response costs resulting from unsafe or prohibited use.

17. Parking and Vehicles

Guest may park only in designated areas.

Guest may not block:

1. Neighboring properties;
2. Public or private roads;
3. Emergency access;
4. Snow-removal routes;
5. Trash or service access; or
6. Other vehicles.

Vehicle repair, fluid discharge, use of unauthorized electrical outlets for vehicle charging, and storage of trailers, recreational vehicles, boats, or commercial vehicles are prohibited without Host's written approval.

Guest is responsible for towing charges, fines, or property damage associated with Guest's vehicles.

18. Condition, Cleaning, and Checkout Responsibilities

Guest agrees to leave the Property in reasonably tidy condition and follow the checkout instructions provided by Host.

Before departure, Guest must:

1. Remove all personal belongings;
2. Remove or dispose of opened food;
3. Place all trash in the designated outdoor bin;
4. Leave used beds unmade;
5. Place used towels on bathroom floors;
6. Clean visible spills and unusual messes;
7. Pick up and dispose of pet waste;

8. Secure doors and windows; and
9. Fully vacate the Property by the scheduled checkout time.

Guest is not expected to perform routine professional cleaning or launder linens.

Additional cleaning charges may apply when the Property requires work materially beyond an ordinary turnover, including cleanup involving:

1. Excessive trash;
2. Bodily fluids;
3. Smoke or vaping residue;
4. Pet waste;
5. Excessive pet hair;
6. Stains or odors;
7. Excessive food or grease;
8. Confetti or glitter;
9. Materially rearranged furniture; or
10. Other unusual or unsanitary conditions.

19. Checkout Time and Unauthorized Holdover

Guest must fully vacate the Property by the scheduled checkout time shown in the Reservation.

A later checkout is permitted only when Host provides prior written approval.

Guest may not extend the stay or remain past checkout by offering or paying an additional fee.

Host does not offer an automatic or purchasable late-checkout option.

Any amount charged because of an unauthorized holdover is reimbursement for resulting losses. It is not a fee that purchases, authorizes, or guarantees additional occupancy time.

If Guest has not fully vacated by the scheduled checkout time, Host may take reasonable and lawful steps to regain possession of the Property and prepare it for the next Reservation.

Guest is responsible for all reasonable losses and costs resulting from the delay, including:

1. Cleaner waiting time;
2. Cleaner rescheduling charges;
3. Additional staffing or maintenance costs;
4. Refunds or credits provided to an arriving guest;
5. Relocation expenses or other compensation provided to an arriving guest;
6. Lost reservation revenue;
7. Legal or property-recovery expenses permitted by law; and
8. Other documented costs directly caused by the unauthorized holdover.

Remaining at the Property after checkout without written approval is a material breach of this Agreement and may result in termination of occupancy and removal from the Property without refund, subject to applicable law.

20. Maintenance, Entry, and Access

Guest must promptly notify Host of any condition requiring attention and provide Host a reasonable opportunity to address it.

Host and Host's employees, contractors, insurers, and agents may enter the Property when reasonably necessary to:

1. Respond to an emergency;
2. Protect persons or property;
3. Perform an urgent repair;
4. Investigate a reported issue;
5. Address a suspected material violation;
6. Provide a service requested by Guest;
7. Prevent additional damage; or
8. Comply with legal or insurance requirements.

Except in an emergency or when impracticable, Host will make a reasonable effort to notify Guest before entry.

Routine lawn care, snow removal, trash service, exterior maintenance, deliveries, and similar services may occur during reasonable daytime hours.

21. Security and Exterior Monitoring

The Property may use disclosed:

1. Exterior security cameras;
2. Noise-monitoring devices that measure sound levels but do not record conversations;
3. Smart locks;
4. Internet-connected devices; and
5. Other lawful security or property-management technology.

No security camera is located inside the living areas of the Property.

Guest may not cover, disconnect, move, damage, disable, or interfere with a disclosed safety, security, internet, or monitoring device.

22. Internet, Utilities, and Amenities

Host will make reasonable efforts to provide the utilities, appliances, internet service, and amenities described in the listing.

Host does not guarantee that every service or amenity will operate without interruption.

Guest must promptly notify Host of a problem and provide a reasonable opportunity for diagnosis and repair.

Temporary failure of internet, television, utilities, appliances, recreational items, or another nonessential amenity does not automatically entitle Guest to a refund.

Host may provide a remedy or partial adjustment when circumstances reasonably warrant it.

23. Wildlife, Weather, and Natural Conditions

The Property is located in a wooded northern Michigan environment.

Guest may encounter:

1. Insects;
2. Wildlife;
3. Falling branches;
4. Snow or ice;
5. Mud;
6. Smoke or reduced air quality;
7. Pollen;
8. Uneven ground; and
9. Rapidly changing weather.

Guest must exercise reasonable care and supervise children and pets accordingly.

Host is not responsible for weather, wildlife, air quality, road conditions, beach conditions, lake conditions, closures, or other natural circumstances outside Host's reasonable control.

24. Personal Property and Items Left Behind

Guest is responsible for securing personal property and vehicles.

Host is not responsible for lost, stolen, forgotten, damaged, or abandoned property except to the extent caused by Host's legally actionable conduct.

Host may promptly dispose of:

1. Perishable food;
2. Opened food;
3. Unsanitary items;
4. Hazardous items; and
5. Items that reasonably appear to be trash.

Other found items may be stored temporarily at Host's discretion.

Guest is responsible for shipping, packaging, handling, and retrieval costs associated with returning an item.

Host does not guarantee that a forgotten item will be found, stored, or returned.

25. Assumption of Risk

Guest voluntarily assumes the ordinary risks associated with occupying and using a private residence and its amenities.

These risks may include those associated with:

1. Stairs;
2. Decks;
3. Wooded terrain;
4. Snow and ice;
5. Grills and fires;
6. Furniture and appliances;
7. Recreational equipment;
8. Wildlife;
9. Weather; and
10. Outdoor activity.

Nothing in this Agreement releases Host from liability that cannot lawfully be released.

26. Indemnification

To the extent permitted by law, Guest will defend, indemnify, and hold harmless Suite Life Stays LLC, the Property owner, and their respective members, managers, employees, contractors, and agents from third-party claims, damages, penalties, and reasonable expenses arising from:

1. Guest's breach of this Agreement;
2. Guest's illegal, negligent, reckless, or intentional conduct;
3. The conduct of Guest's occupants, visitors, invitees, or pets; or
4. Damage or injury caused by Guest's use of the Property.

This obligation does not apply to the extent a claim results from the negligence, gross negligence, willful misconduct, or other legally actionable conduct of the party seeking indemnification.

27. Default and Termination

Host may terminate the Reservation and require Guest and Guest's party to leave the Property when Guest:

1. Materially violates this Agreement;

2. Refuses to correct a serious violation;
3. Creates an immediate safety risk;
4. Engages in illegal activity;
5. Holds an unauthorized party or event;
6. Materially exceeds approved occupancy;
7. Causes a substantial disturbance;
8. Intentionally damages the Property; or
9. Interferes with safety or security equipment.

When reasonably appropriate, Host may provide Guest an opportunity to correct a violation before termination.

Immediate action may be taken when reasonably required for safety, legal compliance, property protection, or neighborhood protection.

Termination due to Guest's material breach does not entitle Guest to a refund, subject to applicable law.

Guest remains responsible for charges, damage, losses, and obligations occurring before or resulting from termination.

28. Events Beyond Host's Reasonable Control

Host is not liable for delay, interruption, cancellation, or inability to perform caused by events beyond Host's reasonable control, including:

1. Severe weather;
2. Natural disasters;
3. Wildfire or smoke;
4. Government orders;
5. Utility failures;
6. Road closures;
7. Labor interruptions;
8. Acts of war or terrorism;
9. Public-health emergencies; or
10. Destruction or material impairment of the Property.

If the Property becomes legally or physically unavailable for occupancy before check-in, Host may cancel the Reservation and refund amounts paid for unused lodging.

Except where required by law, Host is not responsible for consequential expenses such as transportation, alternate lodging, meals, or lost vacation time.

29. Notices and Electronic Communications

Guest consents to receiving reservation-related communications electronically from Host, Lodgify, Truvi, and other service providers used to administer the Reservation.

Communications may be delivered through:

1. Lodgify;
2. Truvi;
3. Email;
4. Text message; or
5. Another booking, verification, or agreement communication channel supplied by Guest.

Communications from Truvi may include requests, instructions, reminders, status updates, or notices relating to identity verification, electronic acceptance of this Agreement, or other services associated with the Reservation.

Guest acknowledges that communications from Truvi concerning identity verification or agreement acceptance are legitimate communications sent in connection with the Reservation and may require action by Guest.

Electronic communications, checkbox acceptance, typed signatures, electronic signatures, completion of the Truvi agreement or verification process, and other affirmative electronic actions may be used to demonstrate Guest's agreement and compliance.

Guest must maintain accurate contact information, monitor communications from Host, Lodgify, and Truvi before the stay, and promptly complete any required action.

Host is not responsible for delay or cancellation caused by Guest's failure to monitor communications, maintain accurate contact information, or complete a required verification step by the communicated deadline.

30. Governing Law and Venue

This Agreement is governed by the laws of the State of Michigan, without regard to conflict-of-law principles.

Any legal proceeding relating to the Property, Reservation, or this Agreement must be brought in a court of competent jurisdiction serving the county in which the Property is located, unless applicable law requires otherwise.

Before filing a lawsuit, the parties agree to make a good-faith attempt to resolve the dispute through direct written communication.

31. Severability

If any provision of this Agreement is found invalid or unenforceable, that provision will be enforced to the maximum extent permitted by law.

The remaining provisions will remain effective.

32. No Waiver

A party's failure to enforce a provision on one occasion does not waive the right to enforce that provision or another provision later.

Any waiver must be in writing.

33. Assignment

Guest may not assign or transfer this Agreement or the Reservation.

Host may assign this Agreement to a successor owner or authorized property manager, provided the assignment does not materially reduce Guest's Reservation rights.

34. Entire Agreement and Order of Precedence

This Agreement, the Lodgify booking record, Reservation confirmation, booking-specific payment and cancellation terms, listing, house rules, and written addenda constitute the entire agreement between the parties concerning the Reservation.

In the event of a conflict, the following order applies:

1. A written Reservation modification affirmatively accepted by both parties;
2. The Reservation-specific property, price, dates, payment schedule, cancellation policy, occupancy, and pet information;
3. This Agreement;
4. The house rules; and
5. General listing content.

Oral statements do not modify this Agreement unless confirmed in writing by Host.

35. Guest Acknowledgments

By signing or electronically accepting this Agreement, Guest acknowledges that Guest:

1. Has read and understood this Agreement;
2. Has reviewed the Reservation details;
3. Has reviewed the reservation price, dates, payment schedule, cancellation policy, and house rules;
4. Accepts responsibility for registered occupants, visitors, invitees, and approved pets;
5. Authorizes the payment charges described in this Agreement;
6. Understands that no security deposit or payment-card hold is required;
7. Understands that the absence of a security deposit does not limit Guest's responsibility for amounts properly owed;
8. Understands that the maximum occupancy is seven people unless the Reservation states a lower approved number;
9. Understands that only registered guests may stay overnight;

10. Understands that checkout after the scheduled time is prohibited unless Host approves it in writing;
11. Understands that charges resulting from an unauthorized holdover do not purchase a late checkout;
12. Understands that Truvi may communicate directly with Guest regarding the Reservation;
13. Understands that completion of Truvi's identity-verification process is a condition of the Reservation and of receiving check-in instructions and access to the Property;
14. Has had an opportunity to ask questions before accepting this Agreement; and
15. Intends to be legally bound.

36. Electronic Acceptance and Signatures

By signing electronically, checking an acceptance box, clicking an acceptance button, completing the Truvi agreement process, or otherwise affirmatively accepting this Agreement in connection with the Reservation, Guest acknowledges that:

1. Guest is the Primary Guest identified in the Reservation;
2. Guest has reviewed the Reservation details;
3. Guest agrees that the Reservation is incorporated into this Agreement;
4. Guest intends the electronic acceptance to constitute Guest's legal signature; and
5. Guest intends to be legally bound by this Agreement.

The following may be recorded and retained electronically by Host or Host's service providers:

1. Guest's name and contact information;
2. The applicable Reservation record;
3. The date and time of acceptance;
4. The version of this Agreement accepted;
5. The method of acceptance;
6. The internet protocol address or device information associated with acceptance, when available; and
7. Other electronic records reasonably used to attribute the acceptance to Guest.

Primary Guest

Name: As identified in the Reservation

Electronic signature: Captured through the agreement or booking system

Date of acceptance: Electronically recorded

Host

Suite Life Stays LLC

Host's electronic issuance of this Agreement in connection with the Reservation constitutes Host's acceptance.