

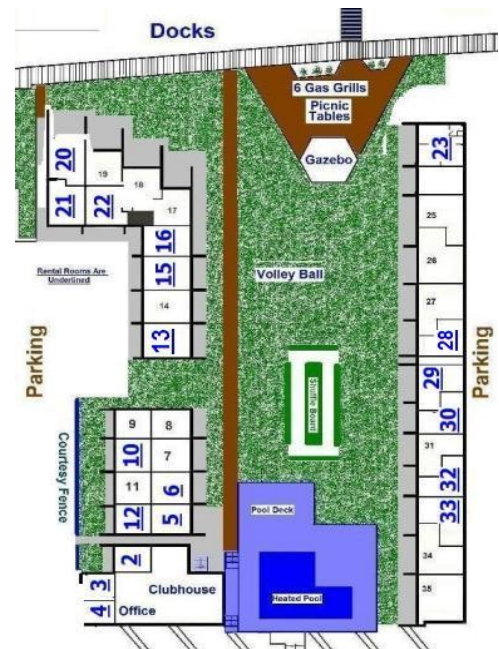


## 2012 Rate Sheet

Unit #	3	4	12	2	10	21	22	5	6	13	15	16	28	29	30	32	33	20	23
Room View	Std/Parking Lot			Std/Parking Lot/Kitchenette				Courtyard					Courtyard				Lake Front		
Room Type	Room	Room	Room	Room	Room	Room	Room	Room	Room	Room	Room	Room	1BR	1BR	1BR	1BR	1BR	1BR	2BR
Kitchenette	*	*	*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Square Ft.	207	204	198	170	198	284	284	239	239	294	294	294	299	340	345	345	415	325	564
Special Season	89	89	89	94	94	99	99	109	109	119	119	119	129	149	129	129	129	134	169
Low Season	99	99	99	109	109	114	114	129	129	139	139	139	149	179	149	149	159	159	199
Mid Season	115	115	115	125	125	130	130	145	145	170	170	170	175	210	175	175	200	185	245
High Season	130	130	130	140	140	150	150	165	165	180	180	180	200	230	200	200	210	210	260
* Rates per night not including 11% tax - All rooms have AC, Refrigerator, Microwave, Coffee Maker, dishes, eating & cooking utensils, bedding & towels																			
<b>Bedding</b>																			
Bedding Main Room	2 Dbls	1 Queen	1 Queen	1 Queen	1 Queen	1 Queen + Slpr Sofa	1 Queen + 2 Twins	2 Dbls + Bunk	2 Dbls	1 Queen + Slpr Sofa	1 Queen + Slpr Sofa	1 Queen	Slpr Sofa	Futon	Slpr Sofa	Slpr Sofa	Slpr Sofa	Slpr Sofa	Slpr Sofa
Bedroom # 1													1 Queen + Loft-1 Kid	1 Queen + Loft-2 Kids	1 Dbl	1 Queen	1 Queen + Bunk for 3	1 Queen	1 Queen
Bedroom # 2																			2 Bunk Bds for 4
<b>Occupancy</b>																			
Max # Adults	4	2	2	2	2	4	4	4	4	4	4	2	4	4	4	4	6	4	6
Max Occupancy	4	2	2	2	2	4	4	6	4	4	4	2	5	6	4	4	7	4	8
<b>S-Step in Shower</b>	S	S	S	S	S	Tub	Tub	S	S	S	Tub	Tub	S	S	S	S	S	Tub	S

Rates subject to change, REV 1/1/12

* May 2012 *					* June 2012 *					* July 2012 *										
Open May 4	4	5						1	2	1	2	3	4	5	6	7				
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				
* August 2012 *					* September 2012 *					* October 2012 *										
		1	2	3	4					1	30	1	2	3	4	5	6			
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21						
26	27	28	29	30	31		23	24	25	26	27	28	29	Close 10/21 for season						



Reservation 616-399-9380

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# Lake Ranch Reservation Policy 2012

## Peak, Mid and Holiday Season

- 50% of the total room and tax is required to confirm your reservation. One night stays require full payment. The balance of room and tax is due upon arrival and can be paid by cash, check or credit card. We accept Discover, MasterCard and Visa.
- Cancellation: All payments for your vacation stay are non-refundable unless we are able to re-rent the canceled room to another party. Lake Ranch reserves the right to use its best judgment in re-renting the unit and may be required to offer a discount in order to re-rent the room. If we are able to rent the canceled room we will first apply the amount collected to the full balance due and refund the surplus amount collected less a fee of \$50.00. If you need to cancel, please provide as much advanced notice as possible, which helps in our ability to rent the room.
- No refunds on early departures.
- Weekends in July and August may require a minimum 2 or 3 night stay. July 4th and Labor Day weekends require a 3 night stay.
- Peak Season 2012 – Tulip Time (5/4-5/12), Memorial Day 5/25 through Labor Day 9/3.
- The peak season payment policy applies if any part of your stay falls within this season.

## Low & Special Season

- A one night deposit or guaranty to a credit card is required to confirm your reservation. The balance of room and tax is due upon arrival and can be paid by cash, check or credit card. We accept Discover, MasterCard and Visa.
- Cancellation: No penalty if your reservation is canceled at least 48 hours prior to your scheduled arrival. No refunds on early departures.
- Low season 2012 – 5/13 through 5/24 and 9/3 through 10/21.

## Other

- Lake Ranch Resort is open from May 4 through October 21, 2012
- Rates apply for two people in a room. Children under 17 stay free. Additional person rate of \$5.00 per night may apply.
- Occupancy: Please be sure that the number of people staying in the room does not exceed the maximum allowed. Please call for assistance in choosing the right room for your needs.
- **Guests Policy** – In order to ensure owners and guests staying at Lake Ranch are able to enjoy the open area facilities and pool etc. without overcrowding we have instituted an important guest policy. Subject to occupancy levels and advance approval a maximum of four guests may be allowed to use the Lake Ranch facilities. **NEW for 2012: Guests of renters are restricted to two visits per 7 day stay.** We ask your cooperation in following this important policy. We are sorry for any inconvenience this may cause.
- Check in time is 3pm or later. Please advise us of your travel plans so that we may best accommodate your needs. Please advise us if you plan on arriving after 7pm.
- Check out time is 10 a.m.
- **Smoking Policy** - All rooms and porches, the pool area, club house and any location within 25 feet of any door or porch are designated non smoking.
- **Sorry, no pets allowed.** The Owners' Association has adopted a very strict 'no pet policy' for renters and guests. We apologize for any inconvenience this may cause.
- Advance Payment Policy – We request that advance deposits be made by mailing a check or money order, if time permits, to Lake Ranch Resort. For your convenience, we accept Visa, MasterCard and Discover at the resort, but prefer payment by check.