



BEACHSIDE LAKE HOMES

BEACH HOMES RENTAL PROGRAM OWNER FEES

BEACHSIDE LAKE HOMES

PARTNER WITH THE BEST

The Trapper's Landing Lodge Rental Program is built on flexibility and partnership: owners retain personal use while benefiting from the resort's strong brand, established guest base, and industry expertise.

Participation helps preserve a consistent, high-quality guest experience across the resort and supports the long-term value of every property within the Trapper's Landing Lodge community.

RENTAL PROGRAM FEES

DEPARTURE CLEANING + LINEN & SUPPLY FEE → Billed after each owner or owner's guest stay.

→ **Whole Unit: \$225** (cleaning) & **\$25** (linen & supply)

→ **1 Bdrm Beachhome** (lower): **\$135** (cleaning) & **\$15** (linen & supply)

→ **2 Bdrm Beach Home Suite** (upper): **\$135** (cleaning) & **\$15** (linen & supply)

ANNUAL DEEP CLEANING FEE → **\$1,085**. Includes deep cleaning of entire unit - closets, shelves, tile, counters, carpet, windows, upholstery, underneath furniture, etc.

ANNUAL LINEN, KITCHEN WARES, AND MINOR MAINTENANCE FEE → **\$1,100**. Includes all kitchen supplies; bathroom supplies such as waste baskets, shower curtains; bedroom supplies such as clocks, hangers, mattress pads, blankets, pillows, and linens; minor maintenance such as lightbulbs, furnace filters, adjustments needed for doors, equipment, furniture, etc.

CREDIT CARD FEE → **3%** Credit card fee charged to owner (after 50/50 split)

ANNUAL RESTAURANT AGREEMENT → **\$1,000**. Members enjoy preferred dining privileges, exclusive discounts, and the convenience of charging all food and beverage purchases directly to their owner account, creating a truly effortless, resort-integrated experience. Upon enrollment, each owner receives a gift card in the full amount of the membership fee, offering immediate value to be enjoyed at The Historic Merit Dining & Cocktails.

**Rental program fees subject to change*

BEACH HOMES OWNERSHIP INVESTMENT

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BUILD YOUR LEGACY HERE

Ownership at Trapper's Landing Lodge is designed to be both rewarding and transparent. Owners are responsible for standard carrying costs associated with their property including rental program fees, association fees, restaurant agreement fees, real estate taxes and utilities.

OWNER EXPENSES

ASSOCIATION FEES (estimates) → **\$1650/month.** Includes exterior maintenance, building and common area insurance (interior not included), firewood, landscaping and grounds keeping, irrigation, snow removal, trash removal, tree removal/clean up, pest control for exterior of units, and association management fees), Well Expense (Shared Wells), Septic Expense (Shared System), and Repairs and Maintenance on common areas.

- \$897/month - Association Dues
- \$200/month - Insurance (common area & home structure)
- \$80/month - Maintenance
- \$100/month - TV Expense
- \$130/month - Telephone & Wireless
- \$250/month - Sewer & Water
- Major Repair & Replacement Reserves
- Capital Improvements approved by the Association are assessed as additional amounts when they occur

TAXES (estimates for 2025) → **\$3,554 annually.** Please contact the Cass County Auditor-Treasurer's Office at 218-547-7260 for more information.

UTILITIES (estimates)

- \$100/month - Electricity [Lake Country Power](#)
- \$70/month - Propane [Ferrel Gas](#)

LENDERS → Below are local lenders that have financed similar types of resort products in the past.

- FNB North | Sebastian Elsenpeter | sebastian@fnbnorth.com | 218-232-1951
- FNB North | Tristan Elsenpeter | tristan@fnbnorth.com | 218-232-2155
- Pine River State Bank | Karl Nelson | knelson@pineriverstatebank.com | 763-241-5266

**Owner expenses subject to change*