Family cabin agreement · _____ the place _____

> **A starting point, not legal advice.** Before anyone signs, have a lawyer in the cabin's state read it, along with the deed.

Made _____ by the owners named in section 1 for the property at _____, held as _ tenants in common / a trust / an LLC _.

1. Who owns what

OWNER	SHARE	VOTES
	%	
	%	
	%	

2. Money

Fixed costs (taxes, insurance, base utilities, the maintenance fund) are split by ownership share and paid by _____ each year into the cabin account. **Use costs** (cleaning, propane, firewood, utilities above the base) are split by nights used, settled each _____. The maintenance fund holds $_____ a year. Every cost is logged with who paid; improvements are logged separately from upkeep so the cost basis is right.

3. The calendar

Peak weeks (_____) are chosen by _ rotating draft / lottery / fixed rotation _ each _____. Off-peak stays are first come, first served on the shared calendar, with at least ____ days' notice. A stay is booked when it is on the calendar, not when it is mentioned at dinner.

4. Decisions

Repairs under $_____: the person who finds it fixes it or hires it and logs the cost. Repairs over that, and any improvement: a majority of votes. Selling, borrowing against, or renting the place to outsiders: _ unanimous / two-thirds _.

5. Guests and rules

An owner may bring guests during their own stay and is responsible for them. Renting to outsiders: _ allowed under section 4 / not allowed _. House rules (pets, boats, the last-out list) are attached and may be changed by majority.

6. Leaving

An owner who wants out gives ____ months' notice. The other owners have the first right to buy the share at a price set by _ an appraisal / the formula attached _, paid over up to ____ years at ____% interest. If nobody buys, the share may be sold outside only with _____ approval. An owner who dies passes the share to _____.

7. Falling behind

An owner more than ____ days late on a share of costs loses calendar priority until paid, and after ____ days the others may buy the share under section 6.

8. Disagreements

Talk first, at the cabin if possible. Then a mediator both sides pick, cost split equally. Only then a court in _____ county.

9. Changing this agreement

Any change is in writing and signed by all / a majority of owners. Reviewed together every _____ years.

_____ Owner · signature and date

_____ Owner · signature and date

_____ Owner · signature and date

_____ Owner · signature and date

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