REEFPOINT MARINA
2 Christopher Columbus Causeway Racine, WI 53403
(262) 633-7171
www.reefpointmarina.org

2027 BOAT SLIP RENTAL AGREEMENT

CUSTOMER: SLIP # DATE:

OWNER NAME		CO-OWNER NAME	
ADDRESS		CELL PHONE	
CITY		OTHER PHONE	
STATE	ZIP	EMAIL PHONE	

This Boat Slip Rental Agreement ("Agreement") is entered into between Reefpoint Marina ("Marina") and the individual(s) identified ABOVE as the boat owner(s) ("Owner").

VESSEL INFORMATION
Vessel Name: _____
Make: _____ Model: _____
Year: _____ Registration/Documentation #: _____
Length Overall (LOA): _____ Beam: _____ Draft: _____
Electrical Requirements: _____
Insurance Company: _____
Policy Number: _____

2027 SLIP ASSIGNMENT
Assigned Slip: _____
2027 Slip Rent: $_____
Deposit Due: $500.00 PER SLIP OR SPORT/BOAT PORT
Remaining Balance: $_____
Balance Due: April 1, 2027

1. TERM AND SLIP RENTAL
Owner agrees to pay the Slip Rent identified above for rental of the assigned Boat Slip for the 2027 boating season.
Marina agrees to rent Owner a Boat Slip for the 2027 boating season, subject to this Agreement and the Reefpoint Marina Rules and Regulations.
Owner may occupy the assigned Slip beginning April 1, 2027, or such later date as determined by Marina due to weather, construction, maintenance, safety, utility availability, or other operational conditions. Owner must remove the vessel and vacate the Slip no later than October 31, 2027, unless otherwise approved in writing by Marina management.

2. PAYMENT TERMS
a. A $500.00 non-refundable deposit must be received and confirmed by Marina management no later than January 1, 2027, to hold the requested Slip.
b. The remaining balance of the Slip Rent must be paid in full no later than April 1, 2027.
c. If the Slip Rent is not paid in full by April 1, 2027, Marina may, at its discretion, cancel this Agreement, retain the non-refundable deposit, and make the Slip available to another customer.
d. Payments made by credit card or debit card are subject to a 3.5% service fee.
e. Owner is responsible for any additional fees, charges, damages, utility charges, service charges, or other amounts incurred under this Agreement or the Marina Rules and Regulations.

3. RENEWAL AND FUTURE SLIP ASSIGNMENTS
This Agreement applies only to the 2027 boating season and does not guarantee Owner a Slip, a particular Slip location, or renewal for any future boating season.
Renewal is at Marina's discretion and may be subject to changes in Slip assignment, rates, fees, Rules and Regulations, and other terms and conditions.
Any renewal offer will specify the applicable deadline for return of the executed agreement and required deposit. Failure to return the executed renewal agreement and required non-refundable deposit by the stated deadline may result in forfeiture of renewal privileges, and Marina may make the Slip available to another customer.

4. MARINA RULES AND REGULATIONS

By signing this Agreement, Owner acknowledges receipt of and agrees to comply with the current Reefpoint Marina Rules and Regulations, as amended from time to time. The Rules and Regulations are incorporated into this Agreement by reference.

Failure to comply with this Agreement or the Marina Rules and Regulations may result in corrective action, termination of this Agreement, removal or relocation of Owner's vessel, eviction from the Marina, forfeiture of Slip Rent, and/or denial of future renewal, to the extent permitted by law.

5. INSURANCE, LIABILITY AND INDEMNIFICATION

Owner assumes responsibility for Owner's vessel and Owner's use of the Slip and Marina facilities.

To the fullest extent permitted by law, Owner agrees to indemnify and hold harmless Marina, Racine County, Marina management, and their respective officers, employees, representatives, contractors, and agents from claims, liabilities, losses, damages, and expenses arising out of or relating to Owner's vessel, Owner's use of the Slip or Marina facilities, or the acts or omissions of Owner, Owner's family members, guests, invitees, contractors, or agents, except to the extent caused by the negligence or willful misconduct of a party seeking indemnification.

Owner shall maintain liability insurance with limits of not less than $500,000.00 covering Owner's vessel and boating activities throughout the entire term of this Agreement. Owner must provide Marina with a current Certificate of Insurance upon request and promptly provide updated documentation if coverage changes, expires, or is renewed.

Marina does not insure Owner's vessel or personal property and assumes no responsibility for theft, vandalism, weather-related damage, fire, flooding, sinking, electrical events, acts of other boaters or third parties, or other loss or damage except to the extent responsibility is imposed upon Marina by applicable law.

Owner acknowledges that Marina personnel may board, handle, secure, tow, relocate, or otherwise attend to Owner's vessel when reasonably necessary for Marina operations, safety, emergency response, construction, maintenance, or protection of property.

6. AUTHORIZED VENDORS AND CONTRACTORS

Only vendors and contractors authorized by Marina management and who have satisfied Marina's insurance and other vendor requirements may perform work within the Marina.

Marina reserves the right to deny access to any vendor or contractor who fails to comply with Marina requirements, safety procedures, insurance requirements, or Rules and Regulations.

7. NON-TRANSFERABILITY OF SLIP

This Agreement is entered into exclusively between Marina and the individual(s) identified as Owner in this Agreement. The right to occupy and use the assigned Slip is personal to Owner and is strictly non-transferable.

Owner may not rent, lease, sublicense, loan, share, transfer, assign, exchange, or otherwise permit another boat owner or vessel to use or occupy Owner's assigned Slip at any time, whether temporarily or permanently, with or without compensation. Owner may not independently authorize another person or vessel to occupy the Slip during any period when Owner's vessel is absent.

The Slip assignment does not belong to the vessel and does not transfer with the sale, transfer, replacement, or change of ownership of Owner's vessel. The sale or transfer of a vessel does not give the purchaser or any other person any right to Owner's Slip, this Agreement, or future renewal privileges.

Unauthorized use, transfer, assignment, sharing, or occupancy of the Slip constitutes a material violation of this Agreement and may result in termination of this Agreement, removal of the unauthorized vessel, forfeiture of Slip Rent, and/or denial of future renewal, subject to applicable law.

8. REPLACEMENT OR DIFFERENT VESSEL

If Owner purchases or intends to place a different vessel in the Marina, Owner must notify Marina management in advance and provide the vessel's make, model, length overall, beam, draft, electrical requirements, insurance information, and any other information requested by Marina.

Placement of a replacement or different vessel is subject to prior Marina approval. Approval of a replacement vessel does not guarantee Owner the same Slip. Marina may reassign Owner to another Slip based upon vessel specifications, availability, construction, safety, Marina operations, or other considerations.

9. VACANT SLIPS AND FLOAT PLANS

Only Marina has authority to assign, reassign, or authorize use of a Slip.

When Owner's Slip is vacant, Marina retains the exclusive right to use or temporarily assign the Slip to another vessel for transient dockage, vessel relocation, construction, maintenance, emergencies, operational needs, or any other Marina purpose.

Owner shall provide Marina with a float plan or other required notification whenever Owner anticipates the vessel will be absent from the Slip for more than 24 hours. Notification that the Slip will be vacant does not grant Owner the right to authorize another person or vessel to use the Slip.

10. COMMERCIAL ACTIVITY

Owner shall not use the Slip, vessel, or Marina facilities for any commercial purpose without prior written authorization from the Marina General Manager.

Rentals, charters, passenger-for-hire operations, commercial excursions, or similar commercial activities are prohibited unless specifically approved in writing by the General Manager and otherwise permitted by applicable law.

11. MARINA AUTHORITY TO ASSIGN, REASSIGN AND MOVE VESSELS

Marina retains exclusive authority over Slip assignments.

Marina reserves the right to assign or reassign Owner's Slip location at any time when reasonably necessary for construction, maintenance, repairs, utility work, vessel compatibility, emergency response, safety, protection of property, Marina operations, or other operational needs.

Marina also reserves the right to board, secure, move, tow, relocate, or otherwise reposition Owner's vessel within the Marina when reasonably necessary for these purposes.

12. NONPAYMENT AND MARINA REMEDIES

Owner shall timely pay all Slip Rent, service charges, utility charges, damage charges, and other amounts properly due to Marina. In the event of nonpayment, Marina may exercise any rights and remedies available under this Agreement and applicable law, including any applicable statutory or contractual lien rights. Owner shall not remove the vessel for the purpose of defeating any valid lien or other lawful claim held by Marina.

Any detention, impoundment, lien enforcement, storage, or disposition of a vessel shall be conducted in accordance with applicable law.

13. REFUND POLICY

a. Cancellation on or before April 1, 2027: Refund of Slip Rent paid, less the $500.00 non-refundable deposit.

b. Cancellation between April 2, 2027 and May 15, 2027: Owner is eligible for a refund equal to 50% of the applicable Slip Rent paid, excluding the non-refundable deposit and any outstanding charges owed to Marina.

c. Cancellation on or after May 16, 2027: No refund of Slip Rent will be issued.

d. Unless otherwise required by law or expressly approved in writing by Marina management, refunds or credits will not be issued for late vessel launch, early haul-out, temporary absence from the Slip, weather conditions, water levels, construction activity, temporary utility interruptions, temporary amenity closures, or Owner's inability or decision not to use the Slip.

e. Any approved refund may first be applied against outstanding amounts owed by Owner to Marina.

14. REEFPOINT MARINA REVITALIZATION AND CONSTRUCTION ACKNOWLEDGMENT

Owner acknowledges and understands that Reefpoint Marina is undergoing a significant multi-year revitalization and construction project and that active construction will continue throughout the 2027 boating season.

Owner understands and agrees that construction activities may affect portions of the Marina and may result in temporary or permanent changes to Slip assignments, dock access, pedestrian and vehicle access, parking, utilities, electrical service, water service, Wi-Fi, fuel service, pump-out service, restrooms, amenities, common areas, and other Marina facilities or services.

Marina reserves the right, at its discretion and as reasonably necessary for construction, safety, maintenance, utility work, emergency response, Marina operations, or project phasing, to:

a. Assign or reassign Owner to a different Slip at any time;

b. Temporarily or permanently relocate Owner's vessel within the Marina;

c. Require Owner to relocate or remove Owner's vessel by a date established by Marina;

d. Temporarily restrict or close docks, piers, parking areas, walkways, roadways, buildings, amenities, or other portions of the Marina;

e. Temporarily interrupt or modify electrical, water, Wi-Fi, fuel, pump-out, or other Marina services or utilities; and

f. Modify Marina operations, traffic patterns, access points, or other procedures as reasonably necessary to accommodate construction and maintain safe Marina operations.

Owner understands that any temporary Slip assignment or relocation during the revitalization project does not create a right to that Slip in future seasons and does not alter Marina's exclusive authority to determine Slip assignments.

Owner further understands that the Slip identified or assigned for the 2027 season is not guaranteed for the entire season and may be changed based upon construction schedules, vessel specifications, project requirements, safety considerations, or Marina operational needs.

Owner acknowledges that construction may result in noise, dust, vibration, equipment operation, contractor activity, temporary fencing or barriers, altered access routes, temporary service interruptions, and other conditions normally associated with an active construction project.

To the extent permitted by law, construction-related conditions, temporary service interruptions, access restrictions, Slip relocations, or changes in Marina operations shall not constitute a breach of this Agreement and shall not, by themselves, entitle Owner to a refund, credit, reduction in Slip Rent, reimbursement, or other compensation.

Marina will make reasonable efforts to communicate significant construction-related changes affecting Owner's Slip or access. Owner acknowledges, however, that construction schedules and conditions may change with limited notice due to weather, contractor scheduling, permitting, material availability, utility work, safety concerns, emergencies, or other circumstances outside Marina's reasonable control.

Owner agrees to comply promptly with all Marina instructions regarding vessel relocation, construction zones, restricted areas, access changes, utility interruptions, and other construction-related requirements.

Failure to relocate or remove a vessel within the timeframe directed by Marina may result in Marina relocating the vessel on Owner's behalf when reasonably necessary, subject to applicable law.

Owner acknowledges that Marina's continued operation during the revitalization project requires flexibility and cooperation and accepts the possibility of reasonable construction-related impacts as a condition of entering into this Agreement for the 2027 boating season.

AGREEMENT AND SIGNATURES

By signing below, Owner acknowledges that Owner has read and understands this Agreement and the Reefpoint Marina Rules and Regulations and agrees to be bound by all terms and conditions contained therein.

Owner further acknowledges that the Slip rental is personal to the Owner named in this Agreement, is non-transferable, and does not create any ownership, property, or permanent right to a particular Slip.

OWNER SIGNATURE: _____ DATE: _____

MARINA SIGNATURE: _____DATE: _____