

RESIDENTIAL VACATION LEASE AGREEMENT FOR 134 HILLTOP VIEW DRIVE, N. HAVERHILL, NH 03774

Property Owners: Christopher & Andrea Martin, Robert & Patricia McGill

1. Full Legal Name(s) of Renter(s): _____

2. Full Legal Name(s) of other parties occupying the property during the rental period, for whom you will take responsibility (i.e. Children, Friends, Family Members not signing this contract): _____

Renter(s) current mailing address: _____

Home phone number: _____ Mobile/Cell phone number: _____

Email Addresses: _____

The Owners agree to lease the aforementioned property to the above named Renter(s) for the period dated:

Date of Arrival: _____ Date of Departure: _____

The Renter(s) agree to the following terms and conditions regarding the above property:

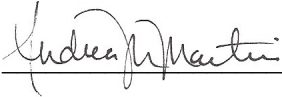
- A. Reservations are made on a "first deposit, first served" basis. To hold a reservation, a 50% deposit based on the total balance plus the security deposit must be made in the form of cash, certified funds or Paypal. The balance is due on or before arrival. The entire balance must be paid in full before you will be permitted to check-in.
- B. The property is to be rented only for the date range specified above. Check-in time is 4:00 PM EST on the date of arrival and check-out time is 12:00 PM EST on date of departure. Early arrival or late departure and any related fees and/or refunds, must be agreed upon by Owners and Renter(s) prior to any adjustments being made.
- C. The property will be rented in clean and comfortable condition and Renter(s) will leave the home in the condition in which it is received. Renter(s) should complete a check-in inspection upon arrival and report any **obvious** defects, damages, broken items, large stains, etc, to the Owners within 2 hours of check-in, otherwise the Renter(s) may be deemed liable for such damages/defects and the security deposit, or portion thereof, will not be returned, at Owners discretion. A post-check-out inspection will be performed by either the Owners or their manager(s) and any damages (excluding normal wear and tear) will forfeit all, or a portion of, the security deposit.
- D. All trash **MUST** be removed from the property and deposited in an appropriate trash receptacle upon check-out. If you are checking out on a Sunday, you may leave the trash in the garbage cans at the house and bring the cans, with lids on top, to the end of the driveway for pickup on Monday. All other check-out dates must remove the trash from the property. You must drop off the trash at Timberwolf Rubbish Removal in Woodsville. Their location is noted in the "House Book" at the cabin, as well in the additional paperwork for check-in. Any **excessive** trash left at the property will incur a \$10 deduction from the security deposit.
- E. You must remove any food and drink items that you bring into the house. Basic condiments and spices are available for your use.
- F. Cancellations of reservations must be made in the timeframe outlined in our Cancellation & Security Deposit Policy, otherwise a cancellation fee will be assessed. Reservations made less than 1 week prior to arrival must be paid in full at the time of reservation and cancellations of this type of reservation will incur a \$100 cancellation fee. Please see our "Cancellation & Security Deposit Policy" page for more info.
- G. Renter(s) understand and agree that the Owners and/or their property managers, with or without prior notice to the Renter(s), may visit the property at any time during the rental period, for inspections and/or repairs, within reasonable waking hours.
- H. Only the parties named on this contract in sections 1 & 2 above may occupy the property during the rental period. Any other parties are not permitted to occupy the property without the consent of the Owners. Failure to notify the Owners of additional occupants may forfeit the security deposit, result in the immediate dismissal of the Renter(s) and other occupants from the property, and no refunds issued for the remainder of the rental period.

Contract continues on next page...

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- I. Parties greater than 4 will incur an additional \$10 per person, per night fee. This will be calculated into your invoice receipt.
- J. Owners are not liable for, and Renter(s) further agree to hold the Owners harmless for any injuries, dismemberment, or death occurring on the property. This includes, but is not limited to, injuries, dismemberment or death arising as a result of slips, falls, alcohol and/or drug use, use of any items located at the property and poor personal judgment.
- K. Renter(s) agree(s) to refrain from using the lawnmower, weed trimmer, and chainsaw during their stay. Renter(s) also agree not to bring hazardous and/or illegal substances onto the property.
- L. Pets are not permitted, except for service animals. Noncompliance will result in forfeiture of the security deposit.
- M. Smoking is prohibited **inside** of the home. Cigarette/Cigar butts must be properly disposed. Failure to comply will result in forfeiture of the security deposit plus an additional de-smoking fee.
- N. Renter(s) understand there is no landline phone or internet access at the home. All phone calls must be made via Renter(s) personal cell phone. Internet access and WiFi hotspots are outlined in the "House Book" at the home.
- O. Linen Fee: A \$20 linen fee will be subtracted from Renter(s) security deposit should Renter(s) choose **not** to launder the Owner(s) used linens (including towels) prior to departure. Renter(s) may avoid this fee by laundering the used linens prior to their departure or by bringing their own linens and towels. Please see our "Laundry Policy" page for more info.
- P. Renter(s) certify he/she/they are at least 21 years of age and will provide proof of age in the form of government-issued identification at the time of signing this contract. This contract will be considered void and all deposit monies will be returned to Renter(s) should Renter(s) be unable to prove their age at the time of contract signing.
- Q. Only at Owners discretion, and unless agreed in writing between the Owners and Renter(s), no refunds will be given.

The undersigned hereby agree to and are bound by the terms and conditions in this contract and further agree that no changes, additions, or deletions may be made to this contract without the written consent of the Owners and Renter(s).

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Renter Signature	Date	Andrea Martin, Owner	Date	
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Renter Signature	Date			

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Additional information about your stay:

- The home is fully furnished. Additional items available for your use include:
 - Pots, pans, utensils, and small kitchen appliances. Small appliances include: coffee maker, toaster, blender, hand blender, crock pot, Panini/sandwich press and electric griddle.
 - Satellite TV, a DVD player, and stereo/CD player.
 - Pool table, foosball table, dartboard and various board games.
 - Depending on prior use, basic condiments and spices should also be available for you as well as paper towels and toilet paper. If you run out of these items during your stay, it is your responsibility to replenish them for your use.
 - Bed sheets, pillows, blankets and towels.
 - Cleaning supplies, including a vacuum cleaner, broom, dustpan and brush, all purpose cleansers, toilet and bathroom cleaners, laundry detergent and dish soap. They are located in the laundry room and under the kitchen sink.
 - A basic first-aid kit is located under the sink in the half-bath on the main floor.
- For food and supplies, you can stock up in downtown Woodsville (approximately 10 minutes away) at the Super Wal-Mart, Shaw's Grocery Store, Job Lot Department Store, or New Hampshire's State Liquor Store. All of these stores (and more) are located along Central Street (the main road through Woodsville, also called Rt 302). If you came in from I-91, you should already know where they are. Directions to downtown Woodsville are in the "House Book."
- Because we are located on top of a hill, we are fortunate enough to have a nice view and pretty sunsets. However, because we are on top of a hill, we also have lower than normal water pressure. This problem is solved with a pump in the basement. The pump will run whenever the water is used. Sometimes, when too much water is called for (such as, if someone is showering while the washing machine is running) the pump may stop. You'll notice because the water pressure will disappear or the pump will turn off. This is rare, but if this happens, you'll simply have to turn the pump off and back on again. Instructions for doing so are at the house in the House Book.
- The Mountain Lakes community facilities are available for you to use. Simply go to the Mountain Lakes office (on Monadnock Road, off French Pond Road) and tell them you are staying at the Martin/McGill house at 134 Hilltop View Drive. They will give you a pass so you may use the facilities. Facilities include kayak/canoe rentals, swimming, tennis, basketball, lake and beach access, ice skating rink, sledding hill, horseshoe pits and beach grills.
- If you hike in the woods behind the house (only during late summer/very early fall) there are wild blackberries and raspberries. You can eat them! Just be careful – they will stain. And always use proper hiking precautions, and check with Mountain Lakes for the start and end of the hunting seasons.
- Please sign our Guest Book! We'd love to hear about your stay!

Lease Agreement Checklist and Check-In Instructions

Hold On to These Instructions!

1. Please fill out and sign the contract. Please write clearly and be sure to list EVERYONE who will be in attendance for your vacation. Please be sure to read the contract carefully and thoroughly, and if you have questions about it, please call Andrea at (856) 220-4972.
2. Keep a copy of the contract for your records and mail the ORIGINAL to:
Andrea Martin 214 W. Pearl Street, Burlington, NJ 08016
You may also choose to fax the signed contract to (609) 239-1152 along with the copies of your driver's license, and anyone else's who is signing the contract. You may also email it.
3. If returning the contract by mail, please be sure to include the following items (failure to include these items could result in delay or loss of your reservation):
 - a. Copy of driver's licenses for all Renters signing the contract.
 - b. If you are paying by a means other than Paypal, be sure to also include your certified check, money order, or cashiers check in the amount of the deposit made payable to "Andrea Martin." It is not recommended that you send cash in the mail.
4. Upon your check-in, you must have your balance due in cash, money order, or certified check (made payable to "Andrea Martin"). Failure to do so will delay or cancel your reservation. If we have made other payment arrangements, such as through PayPal, you may disregard this section.
- 5▷ **Check In:** You will check-in with Teresa Titorenko at the house between 4:00 and 4:15 PM. If you are unable to check in during this time, you **MUST** call Teresa at (603) 747- 8051 or (603) 667-1114 to make other arrangements. It is preferred that you give Teresa at least 30 minutes notice prior to your arrival. **If you are unable to reach Teresa, please call Andrea.** If you've made other arrangements for check in, please disregard. Check out is at or before 12:00 PM on the day of your departure. Additional check-out instructions are at the house, in the House Book.
6. Upon check-in, please complete a visual inspection of the property. If any items appear to be broken, stained, or excessively dirty please make note of it and contact Andrea or Teresa right away.

FOR COLD-WEATHER RESERVATIONS: The home will most likely be chilly when you arrive, and if so, we have found the most efficient way to warm it up is to do the following:

1. Upon arrival, set the 1st and 2nd floor thermostats to 64-66 degrees, and set the basement thermostat to 60 degrees. *1st floor thermostat is in the living room, 2nd floor thermostat is in the front bedroom, and basement thermostat is in the game area*
2. Turn on the gas fireplace in the living room and let it run for about a half hour. Directions for doing so are in the House Book.
3. The home should be nice and toasty after about a half hour, and you can then turn the stove off. You can leave the thermostats around 65 degrees, as the system is pretty efficient! Of course, your comfort level may vary, so please feel free to adjust to suit your needs! Enjoy your stay!

DIRECTIONS TO
134 HILLTOP VIEW DRIVE, N. HAVERHILL, NH 03774

Please Note: Our house is still very new and is not currently map-able via GPS or internet mapping sites.

From Route I-91

On Route I-91 in VT, take exit 17 towards Wells River, VT / Woodsville, NH. Merge onto Route 302 (East) towards Wells River/Woodsville. Continue on Route 302 until you arrive at a stop sign in Wells River where you must turn left or right. Turn Right onto Main Street and then take your first Left onto Railroad St (it might also be called Center Street). Follow Railroad/Center over the green bridge and into Woodsville, NH. You are now on Central Street in Woodsville. Follow Central Street through Woodsville until you arrive at another "T" intersection where Routes 302 and 10 merge. There will be a Rite Aid and the Nootka Lodge in front of you and an Elementary School to your Left. At this light, turn left onto Route 302/10 and follow this road to Route 112/Wild Ammonoosuc Rd/Kancamagus Hwy. Turn Right onto Route 112 at the campgrounds and follow Route 112 for approximately 2 miles. You will come to a sharp right hand bend in the road where you must look for the "Mountain Lakes" sign on the right. If you pass a log cabin gas station/convenience store (called the Swiftwater Way Station) on the left, you've gone too far. Go to the "Mountain Lakes" sign and turn right, and then bear a **quick left** onto French Pond Road. Follow French Pond Road to Bear Road (keep your eyes peeled, it's easy to miss) and turn right onto Bear Road. Follow Bear to a Left turn on Haverhill Lane, and then turn Left on Hilltop View Drive. Follow Hilltop View Drive all the way to the top. The house is the last house on the Left, #134.

Route I-91 is accessible via:

I-84 in Hartford, CT

I-90 in Springfield, MA

I-89 in White River Junction VT

From Route I-93

From Route I-93 in NH, take exit 32 towards N. Woodstock and Lincoln. Turn Right onto Route 112 (West) /Kancamagus Hwy. Follow Route 112 approx 18 miles to French Pond Road on the Left (when you pass the log cabin gas station/convenience store called the Swiftwater Way Station on the right, you are very close, keep an eye out). Turn Left onto French Pond Road and then **continue to bear left** onto French Pond Road (you will see the "Mountain Lakes" sign). Follow French Pond Road to Bear Road on the right (keep your eyes peeled, it's easy to miss) and turn right onto Bear Road. Follow Bear Road to a Left turn on Haverhill Lane, and then turn Left on Hilltop View Drive. Follow Hilltop View Drive all the way to the top. The house is the last house on the Left, #134.

Route I-93 is accessible via:

Concord, NH

Boston

I-95 near Woburn, MA

The home is located approximately 20 minutes from exit 17 on I-91 and approximately 35 minutes from exit 32 on I-93. Drive times are approximate, and due to weather and road conditions, your drive times may vary. Please use caution on all of the winding and beautiful New Hampshire roads!

Hilltop View Lodge Cancellation and Security Deposit Policy

A minimum 2 night stay is required for all reservations. A 3 night stay is required during holiday periods. Reservations are held with a 50% deposit, which is 50% of your total balance, including security deposit. Reservations are made on a “first deposit, first served” basis. We accept cash, Paypal, credit cards via Paypal, money orders and certified checks. We do not accept personal checks.

Security Deposits are required as part of your balance due. The standard security deposit for stays up to 1 week, 7 nights or less, is \$150. Stays for longer than 1 week may be subject to a higher security deposit, please call us for details. Your security deposit will be returned to you after you check out and a successful post-check-out inspection is made by our property manager. Your security deposit will be sent to you via Paypal or check.

You are free to cancel your reservation. Please review our cancellation policy.

For cancellations of reservations, not during a holiday, you must cancel at least 1 week prior to arrival. Failure to do so will result in a \$75 cancellation fee.

For cancellations of holiday reservations, a \$75 cancellation fee will apply, and you must cancel at least 2 weeks prior to your arrival. Failure to cancel without 2 weeks notice will result in a \$150 cancellation fee.

Reservations made less than 1 week prior to arrival, require payment in full at the time of reservation via Paypal. If a reservation of this type is cancelled prior to arrival, a \$100 cancellation fee will be charged.

Cancellations made mid-stay will be refunded the unused balance, less the security deposit or a \$200 cancellation fee, whichever is higher. This fee may be waived in emergency situations.

We understand that certain circumstances sometimes require our guests to cancel in less than the required cancellation timeframe. Exceptions to these cancellation policies can be made on a case-by-case basis, but solely at the owner’s discretion. We appreciate your understanding!

Designated Holidays

New Year’s Eve
Easter Weekend
Labor Day Weekend
Christmas Eve

New Year’s Day
Memorial Day Weekend
Columbus Weekend
Christmas Day

President’s Weekend
4th of July Week
Thanksgiving Weekend

LAUNDERING THE LINENS AND TOWELS

We kindly request that prior to your departure you wash any sheets and towels of ours that you used during your stay. This helps to keep our (and your) costs low. It is not mandatory that you do so, however please note that a \$20 linen fee will be deducted from your security deposit if you choose **not** to do so. We know you're on vacation, so if you don't feel like doing laundry, that's fine – we'll do it for you for a small fee.

Please wash:

- Flat sheets
- Fitted sheets
- Top Pillowcases
- Any bath, hand, kitchen, or beach towels

You do **not** need to wash any mattress pads, pillowcase protectors, quilts, or knitted blankets. You also do not need to wash any sheets or towels that you didn't use during your stay.

After you have washed and dried the linens and towels, please fold them and place them on the bed on which they were used. It is not necessary to “make” the beds or put the towels away (unless you want to!)

Please note: it is highly recommended that you do not leave the washer and dryer unattended during their use, and *please always* clean the lint trap in the dryer before each use.

TRASH REMOVAL

If you are checking out on a Sunday or Monday, please place your trash (bagged) in the trash cans and place the cans at the end of the driveway on Sunday night. Trash pick up is on Monday morning at approximately 7 AM.

If you are checking out on a day *other than Sunday or Monday*, please bag your trash and take it to:
Timberwolf Rubbish Removal
10 Holly Street
Woodsville, NH 03785

You must call Timberwolf the day before to let them know you are coming, and you must tell them to charge the “Andrea Martin” account. Their phone # is: (603) 747-3974.

If you'd rather not remove the trash from the property, you may bag it and leave it in the trash cans in the basement/garage and a \$10 trash removal fee will be deducted from your security deposit.

THANKS SO MUCH FOR YOUR HELP!

