

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 people occupying the property during the rental period, for whom you will take responsibility (i.e. Children, Friends, Family Members not signing this agreement):

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:

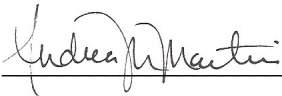
- A. Reservations are made on a “first deposit, first served” basis. To hold a reservation, a \$250 deposit must be made in the form of cash, credit card, certified funds or Paypal. The balance is due on or before arrival. The entire balance must be paid in full before you will be permitted to check-in.
- B. The property is to be rented only for the date range specified above. Check-in time is 3:00 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 or Monday, you may place the trash in the garbage cans and leave the cans, with lids on top, at the end of the driveway for pickup on Monday morning. The trash must be at the end of the driveway for pickup no later than 6:00 AM Monday morning. All other check-out dates must remove the trash from the property. You may drop off the trash at Timberwolf Rubbish Removal in Woodsville. Their location and phone number 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. Should extenuating circumstances prevent you from removing the trash, please contact us.
- E. You must remove any **perishable** food and drink items that you bring into the house. If you do not wish to remove food items, you may leave them in the freezer or dispose of them in the trash.
- 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.

Agreement continues on next page...

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- H. Only the parties named on this agreement 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.
- I. Parties greater than 4 will incur an additional \$10 per person, per night fee. This will be included in your invoice. Holiday stays will incur a \$20 per person, per night fee.
- 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, for any reason. 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/mobile phone. Internet access and WiFi hotspots are outlined in the "House Book" at the home.
- O. Cleaning Fee: A \$70 cleaning fee will be subtracted from Renter(s) initial deposit. The remaining \$180 balance will be returned to Renter(s) if the house is left in acceptable condition upon departure.
- 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 agreement. This agreement 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 agreement signing.
- Q. Only at Owners discretion, and unless agreed in writing between the Owners and Renter(s), no refunds will be given. Owners reserve the right to refuse renting the property to any party, at any time, for any reason.

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

			
Renter Signature	Date	Andrea Martin, Owner	Date
Renter Signature	Date		

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