

RENTAL AGREEMENT MOOSE RIVER RETREAT

1. PARTIES:

Print names of individuals that will be renting or present during rental of the property (max 6 people sleeping at premises):

_____	_____
_____	_____
_____	_____
_____	_____

Responsible party Name, Address and Phone number:

There will be no other parties overnighting on or at the premises unless specifically authorized in writing or in rental agreement.

2. PROPERTY:

The landlord hereby rents the following property, located at *42 Spruce Street, Rockwood Strip, Maine*, to the renter for the terms of this agreement.

The renters will be provided with the key to the dead bolt lock on the front door, which will be returned at check out in designated area (kitchen table, basket, etc).

3. TERM:

The term of this agreement will be for _____, beginning at 3:00PM (check-in) and ending at 10:00 AM (check-out) on last day,

_____.

Early arrival will not result in early check-in and all peoples must depart by 10:00 am. These times may be negotiable, with pre-authorization from landlord, as long as sufficient notice is given.

4. PAYMENT SCHEDULE:

Deposit: \$300.00 deposit due at time of reservation confirmation.

Deposit is refundable upto 30d prior to arrival:

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This \$300.00 deposit will automatically convert to a security/damage deposit upon arrival. This deposit does not apply towards rent.

This damage deposit is fully refundable within 14 days after departure provided All provisions of this contract are met.

Maine State Law requires addition of 7% sales tax to rent (not including deposit)

Payment in full is required 2 weeks prior to arrival.

Receipts will be provided upon payment in full.

5. UTILITY:

The Landlord will be responsible for all utilities available/used on site including pellets for the pellet stove. ONLY the pellets provided by landlord will be used in the pellet stove. ANYTHING else burned in the pellet stove other than provided materials will result in loss of 300.00 damage deposit.

INITIAL: _____

6. USE OF PROPERTY:

The tenant will use the property for recreational purposes only. No illegal drugs substances will be kept or used on the premises, nor any activity conducted that is illegal, noisy, or dangerous.

7. MAINTAINANCE:

The tenant will keep the property in sanitary condition. Excessive neglect or disrespect of property or articles on site (log cabin itself, furniture, appliances) will result in loss of all or part of damage deposit. This will be determined by landlords after thorough inspection of property.

All damage should be immediately reported to landlord at time of occurrence.

If damage occurs and landlord IS notified: renter will be responsible for loss of damaged item(s), (300.00- cost of damage= refund). If damage is more than 300.00 the renter agrees to pay the remaining amount to landlord.

If damage occurs and renter IS NOT notified: rentor will be responsible for cost of damaged item(s) and 300.00 deposit will be forfeited.

INITIAL _____.

8. ALTERATIONS:

No physical alteration to the property or contents of property will be allowed by the renters.

9. NOISE:

The renters agree to contain noise or noisy activities so as not to disturb the peace and quite of neighborhood.

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10. SMOKING:

Absolutely no smoking allowed in premises. If smoking is suspected, damage deposit may be forfeited.

11. PETS:

No pets are allowed on premises without authorization from landlord. If pets are suspected, damage deposit may be forfeited.

13. INSPECTION:

The landlord or designated person will inspect the property within 2 weeks of checkout. The landlord will not enter the dwelling while occupied, unless known breach of contract is suspected or emergency situation arises (ex. Fire). In these cases, entry may be made with or without notice.

14. DAMAGE DEPOSIT:

The renter has deposited 300.00 with landlord as a damage deposit. The landlord will hold this deposit for the period the renter occupies the property.

- i. Property will be inspected within 14 days of checkout.
- ii. 300.00 damage deposit will be refunded in full except:
 1. Damages which are not due to normal wear and tear.
 2. Biohazard clean-up
 3. Breach of contract as listed in terms listed in this contract (burning unapproved materials in pellet stove)
- c) Refund will be made as soon as possible when inspection is completed. If damages occur, refund will be sent as soon as damages are assessed, if applicable.

15. CHECK-OUT:

Renter agrees to :

4. check-out by 10:00am
5. place all perishable trash and foods in designated containers
6. clean-up any bio-hazardous waste
7. remove all personal property from premises.
8. leave premises as found.

16. BREACH:

Any violation of the provisions of this agreement by the rentor will be deemed a breach, and any remaining term will be forfeited and rentor will be subject to forcible entry and eviction as well as suit for damages. Any false or misleading information provided by the rentor in this application for rental will be considered breach of this agreement and the landlord will have the right to cancel reservation.

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BY SIGNING BELOW I AGREE TO THE TERMS STATED ABOVE. ANY
ITEMS OF QUESTIONS HAVE BEEN CLARIFIED WITH
LANDLORD/OWNER BEFORE SIGNING BELOW.

NAME(S) OF RENTING PARTY

SIGNATURE (S) OF RENTING PARTY

DATE