

COZY CABIN SAMPLE RENTAL AGREEMENT

THIS IS A SAMPLE ONLY. TERMS & CONDITIONS ARE SUBJECT TO CHANGE:

RENTAL RULES AND REGULATIONS:

1. **Smoking is not allowed inside the cabin** – smoke is unpleasant for other guests and will result in forfeiture of full security deposit.
2. There is a **maximum occupancy of 4 overnight guests** in the cabin. Larger groups result in excessive wear and tear on house, hot tub and septic system. Loud parties are prohibited. Exceeding of occupancy limits, any reported disturbances, loud parties or use of illegal substances will result in immediate eviction, loss of rental payment and security deposit.
3. **Pet Policy:** Dogs are permitted with prior permission only (sorry, no cats or other animals). Pet owners are responsible for cleaning up any refuse left in open/lawn areas. Pets are not allowed on beds or furniture at any time – Please bring a pet bed. Fleas and ticks are rampant in this area and can be harmful to humans and pets - All pets must be treated with topical flea and tick prevention.
4. **Security Deposit** is fully refundable within 14 days of departure provided the premises are left in the same general and good habitable condition as found upon arrival. This includes the following:
 - Dishes are washed and trash is placed in proper containers in outside bins.
 - Keys are left in lock box and cabin is locked.
 - Heat is turned down to 55 whenever leaving cabin and fire in fireplace is extinguished.
 - No early check-in or late check out (unless prior arrangements are made) - this insures that my cleaning person can properly service the cabin for the each rental.
 - Hot tub has not been improperly used.

If additional cleaning is needed to remove pet hairs, odors or waste from the house and property, excessive trash is left behind or hot tub requires extra cleaning – charges will be deducted from your security deposit at a rate of \$30 per hour. If there is evidence of excessive/irresponsible energy usage or damage to house, property or contents - costs will be subtracted from your security deposit.

5. **Cancellations** - a sixty day written notice is required for cancellation refunds. Cancellations that are made more than 60 days in advance will be refunded minus a \$30 administrative fee. **Cancellations made 8-60 days prior to arrival date will forfeit any advance payments/security deposit unless the cabin can be re-rented at the same rate for the same period. In that case the balance will be refunded minus a \$100 administrative fee. There are no refunds of rental payment for cancellations made within 7 days of scheduled arrival date.**

Failure to pay rental fee by due date will be considered a cancellation. There are no refunds due to inclement weather, power outages, medical emergencies or late arrivals/early departures. While access to the cabin is quite good, this is Northern New England and having the appropriate vehicle (AWD or 4WD) is recommended for driving in winter weather.

If you are concerned about the possibility of a last minute cancellation, we strongly suggest you obtain trip cancellation/interruption insurance from somewhere like

www.csatravelprotection.com, www.insuremytrip.com, www.travelguard.com or www.travelprotect.com

Cancellation of this agreement by the Owner may be made only due to unforeseen circumstances that make the home unavailable for rent. These circumstances may include, but are not limited to: fire, flood, physical damage to the property, sale of the property, etc. In the unlikely event of these types of circumstances, the Owner will refund all monies received from Renter and make a good faith effort to help Renter find a similar property to rent. The owner shall not be held liable for additional charges that Renter may incur because of changes in travel arrangements or accommodations.

6. Hot Tub - When using hot tub, remember there is certain health risks associated with this facility. Use at your own risk. Hot tub temperatures can be dangerous for children. Do not use hot tub if pregnant. **SHOWER BEFORE GETTING IN HOT TUB** – sweat, dirt and oils cause too much strain on the filtering system and cloud the water. Do not sit or stand on cover and remember to put cover on when not in use. Do not lower temperature below 90 degrees; keep glass and electrical at least 10 feet from hot tub. No alcohol permitted while in the tub. **Failure to follow hot tub rules will result in full loss of security deposit.**

BY SIGNING BELOW, I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS OF THIS AGREEMENT AND UNDERSTAND THE CANCELLATION POLICY. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES AS DETAILED IN THIS AGREEMENT, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Signature of Renter

Date