

Rental Application/Agreement for 274 Green Mountain Trail

Thank you for choosing our home for your vacation. We hope that you have a great stay. Please print, read, sign and send this along with any money due to the address below. Please keep a copy for yourself. If you have any questions, feel free to contact us.

This lease agreement, dated: _____ is between owner, Eric Mingorance,

6776 Booth Street, Apt 4B, Forest Hills, NY 11375 Tel. 917-225-1068

And Renter: _____

Address: _____

Telephone: _____

TERM: the rental shall be from _____ - _____.

The property will be cleaned and ready for occupancy at 4:00 PM

CHECK-IN TIME IS AFTER 4 P.M. CHECKOUT IS NOON.

ACCOMMODATIONS: Number of people in party, ___ adults and ___ children.

MAXIMUM: The house is to be occupied by no more than Twelve (12) persons.

PREMISES: 274 Green Mountain Trail, Londonderry, Vermont 05148

For directions please go to <http://www.cozyvermonthouse.com>

House phone number 802-824-5888

PAYMENTS:

Deposit: \$ _____ via Paypal or Check **paid on** _____.

A security deposit must to be made to secure the reservation. Deposit is refunded 14 day after departure. *(See below for more details on the security deposit.)*

Rental Rate: \$ _____

VT Tax *(for stays less then 30 days)* 9% : \$ _____ **Cleaning Fee:** \$ _____.

The total cost of the rental (equal to the rental fee + 9% VT tax + cleaning fee) is payable as follows:

1st payment of \$ _____ *(1/2 rental fee)* **due 30 days prior to rental. Date:** _____

2nd payment \$ _____ *(rental balance + tax + cleaning fee)* **due 15 days prior. Date:** _____

Please make payments in the form of checks, or money orders payable to:

Eric Mingorance.

You can also pay by credit/debit card online, www.cozyvermonthouse.com or call for instructions.

INCLUSIVE FEES - Rates include: caretaker, garbage removal, all utilities as stated on page 2, snow plowing and shoveling, and wood for fireplace. Depending on agreement, rates may also include cleaning fees and tax, if so please put "inc." in those spaces above.

NO DAILY/WEEKLY MAID SERVICE - Professional housecleaning is done before you arrive and after you leave, and includes washing linens and towels. Additional daily/weekly maid service is available at an additional rate.

UTILITIES: The owner will provide hot and cold water, heat, electricity, local telephone usage, cable, wireless ISP connection, weekly trash removal. Renter is responsible for long distance calls. Charges for such calls made during tenancy may be deducted from deposit. Unwarranted garbage, debris, excessive bottles or cans or need for more than normal cleaning may incur an extra charge. Services are subject to change, conditions and “acts of God.” All services are the discretion of the owner; no refund is available for interruptions of these services.

SECURITY DEPOSIT: A damage/rental deposit in the amount of \$50 / person is payable at the time the reservation is made. The deposit holds the rental reservation and is payable by check or credit/debit card. The deposit is fully refundable within 14 days of departure, provided the following provisions are met:

- No damage is done to unit or its contents, beyond normal wear and tear.
- Nothing is taken from the property.
- All rubbish is secured in garbage bags and placed in mudroom for the caretaker to take to the dump.
- No excessive bottles and/or cans are left on the property.
- Dishes are cleaned and put away; last load can be placed in the dishwasher and started before leaving.
- There are no long distance telephone charges.
- All keys are left back in the lock box and the house is left locked.
- The owner, or local law enforcement does not legally evict Renter.

RESTRICTIONS: **Absolutely No Smoking** and no pets or animals are allowed in the house under any conditions. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian / parent or special arrangements are made.

ADDITIONAL RENTAL REGULATIONS

CANCELLATIONS: A thirty (30) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. (Monthly renters must cancel one hundred twenty (120) days prior to check-in.) Cancellations or changes that result in a shortened stay, that are made within thirty 30 days of the arrival date, may incur a fee or forfeit the advance payment and damage/reservation deposit. Cancellation or early departure even due to “acts of God” does not warrant any refund of rental or deposit.

FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

WRITTEN EXCEPTIONS: Any exceptions to the above mentioned policies must be approved in writing in advance.

By Signing Below, I understand and agree to all terms and conditions of this agreement:

Renter Signature: _____ Age _____ Date _____

Rental is not confirmed until owner has received and approved a signed copy of this agreement.

Please keep a copy of this agreement for your records