

Tenant Information:				
<input type="text"/>		<input type="text"/>		
<i>First Name</i>		<i>Last Name</i>		
<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
<i>Address</i>		<i>City/Town</i>	<i>State</i>	<i>Zip</i>
<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
<i>E-mail</i>		<i>Home Telephone</i>	<i>Cell Telephone</i>	<i>Fax</i>
<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
Total number of people that will be occupying the property including children:				<input type="text"/>
Rental Property Location:				
114 Salt Marsh Road, East Sandwich, Massachusetts 02537				
Dates and Payment:				
<i>Arrival Date:</i>	<input type="text"/>	<i>Rental Fee:</i>	<input type="text"/>	
<i>Departure Date:</i>	<input type="text"/>	<i>Security/Damage Deposit:</i>	<input type="text" value="\$500.00"/>	
		<i>Linens&Towels (optional-add \$25.00/person):</i>	<input type="text"/>	
<i>1st. Payment due date:</i>	<input type="text"/>	<i>Total amount for the 1st. Payment:</i>	<input type="text"/>	
		<i>(half of rental fee + security deposit)</i>		
<i>2nd. Payment due date:</i>	<input type="text"/>	<i>Total amount due for the 2nd. Payment:</i>	<input type="text"/>	
		<i>(other half of rental fee + linen fee, if applicable)</i>		

Owner Initials _____

Renter Initials _____

AGREEMENT: Between Janet Holmgren (“Owner”) and Tenant as stated above agree as follows: Tenants will be an occupant of the premises during the entire reserved period. In addition to tenant, other authorized occupants may be tenants’ friends or family members provided tenant signing this agreement accompanies them and the total number of adults and children occupying or visiting the premises not exceed a maximum total of ten persons. Failure to comply will result in immediate eviction without refund. The premises may not be sublet. The Tenant must be over the age of 21 years.

Reservation & Payments: Reservations are not guaranteed until owner receives one half the rental deposit in the form of a personal check or bank money order and a signed copy of this rental agreement. This first payment plus security/damage deposit is due within the next 10 days. The balance payment plus bed linen/towel fee, if applicable, will be due 30 days before the arrival date. No confirmation will be sent so please mark your calendar. In the event that the arrival date is less than 30 days from signing this agreement the full rental fee plus a security/damage deposit is due within the next 7 days from signing.

Cancellation: Reservation deposits are nonrefundable. If the Tenant finds it necessary to cancel a reservation and the Owner is able to re-rent the property at the equivalent rate the Owner will refund the deposit minus a 15% fee. An early departure does not warrant any refund of rent or deposit.

Pets: Pets are NOT allowed in or on the premises without approval of the owners. Exceptions must be approved in advance before arrival. If approved, there will be an additional pet deposit. Tenant is responsible for all damage caused by pet. Violation of the pet policy will result in termination of tenant's rental and there will be no refund.

Smoking: No smoking is allowed inside the premises. Smoking on the premises will cause a forfeiture of security deposit.

Arrival & Departure Times: Arrival time is no earlier than 2:30 pm. Departure time is no later than 10:00 am.

Cleaning: No cleaning service is provided during a Tenants stay. Each Tenant is responsible, as part of this agreement to leave the premises in the same degree of cleanliness in which it was found when they arrived. Should a tenant find, upon arrival, that the premises is not adequately clean the tenant will contact the Owners immediately. The Owners have supplied cleaning equipment and supplies to make the task as easy as possible. A housekeeping checklist will be sent to the Tenant.

Owner Initials _____

Renter Initials _____

Bed Linens & Bath Towels: These should be brought by the Tenant. For an additional \$25.00 per person they can be supplied.

Appliances/ Maintenance: There will be no rebates given to inoperable appliances or faulty equipment, unfavorable weather, early departure, interruption of utilities or maintenance problems. Owner, upon being notified of any malfunction, will make every reasonable effort to have such appliance promptly repaired.

Indemnity: The Owner and/or their agents will not be liable for damage to property, theft, or injuries resulting from any accident that may occur in or on the premises during guest occupancy. Tenant agrees to indemnify and hold harmless Owners from and against any liability for personal injury or property damaged sustained by any person (including Tenant's guests) as a result of any cause, unless caused by the negligent or willful act of the agent or the Owner.

Security Deposit: A security deposit is required for any damage, loss, breakage, or theft only. A security deposit will be refunded and mailed back to the Tenant after a walk through is conducted and everything is found in good order.

Rubbish Disposal: Tenants are responsible for the disposal of their rubbish. Rubbish pick up is not available during the off season from October 31st to May 14th. From May 15th to October 30th Tenants are responsible for putting rubbish out for pick up on Mondays & Fridays. The rubbish company will only take bagged trash.

I HAVE READ AND UNDERSTAND THIS AGREEMENT AND AGREE TO COMPLY. I VERIFY THAT THE RESERVATION INFORMATION REGARDING MY PARTY IS CORRECT.

(Tenant)

Date:

(Owner) Janet Holmgren

Date

Payments should be made out to **JANET HOLMGREN** and be mailed to:
135 Cole Ave Williamstown, MA 01267