

VERMONT: Enclosed is my rental contract and rules. You must also provide a photo copy of your **Credit Card & Driver's License** for any possible damages, fines, false fire alarm pulls and COVID-19 Social Distancing Fines. Text me day of your departure for a "Smart Key". If you have any questions please feel free to contact me (via phone 10am-10pm or via email all other hours). John Lydon, 917-873-8509. Please refer to my homes website for driving directions. Heat shall be kept at 68 degrees. Excessive heat will incur additional charges.

Name: \_\_\_\_\_

Home Address & ZIP: \_\_\_\_\_

Email Address: \_\_\_\_\_

Business: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ CELL: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Check-in date: \_\_\_\_\_, 5pm (No early check-in please)

Check-out date: \_\_\_\_\_ by 10am (\$75 per hour late checkout charge)

Number of people in party: \_\_\_\_ adults, \_\_\_\_ children, TOTAL: \_\_\_\_\_

Names & ages of all guests:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vehicle: Year, make, model, state & license plate of every vehicle that needs access to the Complex:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total bill: Rental fee: \_\_\_\_ + cleaning fee + security deposit, TOTAL = \_\_\_\_ \*If paying with Venmo or PayPal you must pay all service charges on top. If you rented from APPS like ABNB & VRBO etc. just type the APPS name into the "Rental fee" & "Total" above. IF you cancel you will forfeit all monies paid EXCEPT the security deposit.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## RENTAL RULES & REGULATIONS

**SECURITY:** A deposit of \$350 is due with final payment (Unless you booked through an APP and supplied it there). A **photo copy of your Credit card along with your Driver's license** is also required for any possible damages/charges above & beyond the initial deposit. After I receive the Community's Private Security Report on your stay showing there were no fines (Usually within 7 days after the lease expiration) the deposit will be **refunded** to you and your photo copy of your Credit Card/I. D will be shredded if the following rules are met:

NO DAMAGE is done to the unit or its contents, beyond normal wear and tear. Leave the home in the condition that it was in prior to your arrival. The beds do not need to be made as I have someone who cleans linens & towels but make sure the sleep sofas are put back in the upright sofa position and the rest of the home is cleaned prior to leaving. This includes but is not limited to cleaning out stove, microwave, refrigerator, emptying & removing all trash, towel drying sinks & bath tub. All debris & rubbish are placed in Dumpster, soiled dishes are placed in the dishwasher & cleaned and no linens are lost. In other words, please leave the home in the same condition as you found it. There will be an additional charge if the above mentioned is not met (estimated cost \$100). You are required to pay all fines accrued during your stay.... which will be deducted from your security deposit or your agreement to have your credit card on file charged.

NO PETS & NO SMOKING allowed (of any kind!). Minimum \$250 fee if smoking in home takes place & minimum \$350 fee for a Pet.

From time to time & within 24 hours' notice my Contractors & Management company may require access for maintenance and or repairs during the hours of 8am-5pm unless there is an emergency & I will alert you to such event & you will allow the repair or maintenance of said item & agree to comply or you will be violating this lease & subject to punishment of fines of \$250 per day in regards with your failure to comply when requested (this is rare and if enacted Masks will be worn)

LESSEE assures the LESSOR that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors. NO loud noises that offend the neighbors are allowed from dusk till dawn. All outdoor activities will cease at 10pm. This includes congregating on the outdoor deck.

LESSEE assures the LESSOR that any tenant who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant's guest(s). LESSEE agrees that any tenant who is found using illegal drugs or allows others to use illegal drugs on the premises will be immediately denied continued occupancy at these premises. LESSEE and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises. Renter is responsible for all guests on premises. Management typically charges \$125 for a valid noise complaint & \$250 for the second offense. Fines of \$400-\$1000 for fireworks as they are NOT allowed. Fines of \$1500-\$15,000 per day if overcrowding (no more than 8 ppl on the property at any time), No more than 3 cars at any one time on the property, no guests, friends, relatives, etc. allowed to join or visit the property other than who is listed on the rental documents. You AGREE that you have read all the Rules and will abide by them and pay any and all fines associated with your rental. You AGREE that if you are sued to collect you are liable for all costs associated with the lawsuit brought against you plus an additional 10% above and beyond that amount.

LESSEE agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; all furniture and fixtures kept in the same condition as at the beginning of, or may put in during the term of the lease. Additional cleaning charge if you leave cigarette butts, bottles & trash outside or inside. A typical charge is \$50 per bag of trash that must be removed from the premise.

LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any accident, carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises. LESSEE agrees not to sue the LESSOR. LESSEE agrees to pay & defend all lawsuits brought against LESSOR involving him or her & all of your guests.

LESSEE agrees & understands the following: Foul weather can & will happen. There are no refunds available because of storms. There are no refunds regarding the health of yourself, family or guests, etc. If you lose electric or water for more than 48 consecutive business hours you can choose to leave the home (after consulting me & allowing me and additional 48 hours to remedy) & I will credit you back a prorated share of your rental rate. If you choose to stay after losing electric or water, I will credit you back \$50 for every 24 hours you do not have electric or water (Loss must be 48 hours or more and pro-rated). Internet, fireplace, condition of the outside furniture, onsite or offsite activities such as Tennis Courts, Swimming Pool, basketball, Netflix, cable TV, etc. have all been provided FREE of charge & therefore they have no value. If you are unable to use any of these mentioned or similar amenities it does not require any such credit back to you. Any community or local amenities that may or may not be open has no bearing on any refunds or discounts. The rental price is for the rental of the home ONLY and no other amenities.

Signature\_\_\_\_\_ Date\_\_\_\_\_