

Short Term Rental Agreement

Parties:

Owner(s):

Stephen J. Hunter

Christine E. Hunter

(401) 633-5792

(401) 633-5791

Tenant:

Name:

Address:

Phone: Home:

Mobile:

E-mail:

Names of additional adults

Address

Phone

e-mail

license plate

relationship to renter

Names of all daytime visitors

Address

Phone/e-mail

License plate

Relationship to Renter

Number of Children _____

Total number in Party _____

Total number of cars on property _____

Rental Period:

This rental agreement shall commence at 2 p.m. on the ____ day of _____, ____ and shall terminate at 10 a.m. on the ____ day of _____, ____ unless terminated at an earlier date/time in accordance with the provisions of this agreement.

Payment:

The tenant shall pay the owner rent in the sum of \$ 500 US Dollars plus an additional 9% New Hampshire Room and Meals tax. \$ 250 US Dollars is needed to reserve the property. The remaining half plus tax (\$ 22.50 US Dollars) as well as a security deposit in the amount of \$ 250 US Dollars (not subject to tax) and a minimum cleaning cost of \$ 80 US Dollars will be due 14 days prior to occupancy. The security deposit and cleaning fee will be held by the owner until the condition of the property can be verified. Any additional cleaning costs will be taken out of the security deposit. All payments, refunds and receipting will be made through Pay Pal. If use of Paypal is unavailable to the tenant, other arrangements must be made with the owner.

Payment Summary:

Reservation Deposit: of reservation	\$ _____	(1/2 rental amount)	due at time
Rental Balance: prior to occupancy	\$ _____	(1/2 rental amount)	due 14 days
9% NH Room and Meals tax: prior to occupancy	\$ _____		due 14 days
Cleaning Cost: prior to occupancy	\$ 80		due 14 days
Security Deposit: prior to occupancy	\$ _____	(1/2 rental amount)	due 14 days
Total Due 14 days prior to occupancy: \$ _____			
Grand Total including security deposit: \$ _____			
\$			

The reservation deposit, together with a copy of the rental agreement signed by the tenant and a copy of the tenant's driver's license must be received by the owner before the reservation will be confirmed. Confirmation is not to be considered valid until tenant receives a copy of rental agreement signed by owner(s). The reservation may be cancelled by the owner without further notice

if timely payment of any amount due is not made by the due date for such payment.

Cleaning:

House must be left in clean condition. A Local Professional cleaner will inspect and finish the cleaning necessary. The cleaning cost is \$80. In the event that cleaning costs exceed the standard fee, funds will be deducted from the security deposit. The tenant is financially responsible for all cleaning fees or damages that exceed the security deposit.

Clean Refrigerator. Leave no food or drink in it.

Wash all dishes and return them to their proper locations.

GARBAGE MUST NOT BE LEFT OUTSIDE DUE TO DANGER OF BEARS.

Strip bedding and place used linens in hamper

Return all toys, books, games, cassettes, CD's, DVD's, etc. to their original locations.

Do not re-arrange furniture. Owner will retain \$25 from security deposit for moving furniture back. This includes returning futon to upright position.

Turn all 3 thermostats down to 55 degrees.

Ensure the security of the property prior to departure by locking doors and windows, turning off all faucets and lights, unplugging small electrical appliances and ensuring the safety and cleanliness of the wood-stove area.

For your convenience in planning, an inventory list of household items available for your use is included at the end of this document. Use these items to make your stay more enjoyable, but please treat them as you would your own. Any items missing or damaged will be deducted from security deposit. Tenant acknowledges that unless the owner is notified on the first day of occupancy of any missing items, damage, or cleaning concerns, then thereafter, these will be the tenant's responsibility. Locked areas for which tenant is not provided a key, such as owner's personal storage areas, are exempt from this lease agreement and are off-limits to the tenant. Forced entry into these areas is cause for immediate termination and tenant will be charged for damage and/or missing items.

All rentals are to families and responsible adults only. Tenant acknowledges that he/she will occupy the property for the entire period of the rental agreement and will not sublet any portion of the property. Tenant agrees that the property shall not be used for any illegal or unlawful purpose. Tenant will occupy and use of the property so as not to disturb or offend neighbors. Grilling is allowed on the driveway only. Use of fireworks is prohibited. Any violation of this agreement is grounds for termination of rental agreement without refund.

Heat and Water are limited resources. Please be conscientious regarding your consumption.

Pets or animals of any kind are not permitted on the property.

No smoking or excessive drinking on property.

In the unlikely event that the owner is unable to deliver said property to tenant under this lease agreement because of fire, eminent domain, act of nature, double booking, delay in construction, or any other reason, tenant hereby agrees that the owner's sole liability as a result of these conditions is a full refund of all considerations previously tendered by tenant.

Service requests for appliance malfunctions will be responded to as quickly as possible. There are no rebates or refunds issued to tenants for any reason as every good faith effort is made to ensure that the property is maintained. The owner shall have the right of access to the property for repair, maintenance, or inspection. Owner will attempt to give 24 hours notice and find a time that is convenient for the tenant. Property may be monitored by neighbors, owners, or others to ensure compliance with rental agreement.

Tenant accepts full responsibility for any injury to the tenant, tenant's invitees, or damage to the property of the tenant or tenant's invitees for any reason. Tenant releases owner from liability for and agrees to indemnify owner against losses incurred by owner as a result of: (a) tenant's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about rental property or to renter's invitees or such person's property. Owner shall not have any responsibility for lost, stolen, or abandoned items.

Cancellations of confirmed reservations will result in a refund only if the property is re-rented for the same time period and rental rate. If the property is not re-rented, all monies paid shall be forfeited as damages except the security deposit which will be returned. Cancellations must be in writing and acknowledged by owner. Failure to pay in full including security deposit and signed, completed rental agreement constitutes a cancellation and any funds paid are subject to forfeit.

Failure of the owner to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation. Any violation of this rental agreement is cause for immediate eviction with forfeit of all monies paid.

Please enjoy your time in the White Mountains. We hope our house will be a place of rest and restoration for you.

I have read and understood the above agreement and agree with its terms.

Printed Name of Tenant _____
Tenant Signature _____ Date _____

Owner Signature _____ Date _____

House Inventory

to help with planning/packing

Master Bedroom:

King Sized Bed and Bedding

additional blankets in closet to the right, vacuum

2 dressers, 2 night stands, alarm clock

TV stand with small TV, VCR, DVD

2 closets with hangers

Thermostat for upstairs zone near door to enter room. (Please return it to 50-55 degrees when you leave.)

Books

2 rocking chairs

Floor lamp

Child friendly equipment: crib with bedding, baby swing, bassinet, Boppy, baby books and some toys, hiking backpack, running-style stroller (in mud-room closet), sand-toys and water floats (in mud-room closet), Booster seat, Infant seat that attaches to kitchen table etc.

Master Bath:

Jacuzzi tub

Towels in closet near tub

Stall shower, toilet, sink

Upstairs Loft:

Futon with 2 throw pillows (Sheets are in the closet in the master bedroom)

Downstairs Bedroom- off kitchen, same level as bathroom:

Queen sized bed with bedding, alarm clock

Large mirrored closet with additional blankets and clothes hangers

Dresser

Downstairs Bedroom- off sunken Living Room:

Two twin beds with bedding

Two closets with additional blankets

One dresser and shelves

Toys: Life, Candy Land, Battleship, Lincoln Logs, puzzles, Bingo, Who wants to be a millionaire junior, etc.

Living Room:

TV stand with large TV, DVD/VCR, Receiver, Speakers Atari and Nintendo
3 remote controls
1 pull out couch with throw pillows and quilt
4 TV trays, bean bag foot stool
Bookshelf with books and magazines
Leather sofa and loveseat
2 tables with lamps, basket of blankets, floor lamp
Woodstove with wood, basket of paper and starters, pottery with fire tools. Screen is kept on the other side of the stove when the doors are closed. Fire Extinguisher.

Kitchen and Dining Room:

Rocking chair, lamp
Table with 3 chairs
3 stools at kitchen counter
Wine rack (glasses over refrigerator in cupboard)
Appliances: full sized fridge and freezer, dishwasher, oven, microwave, wall mounted coffee maker and coffee press, crock pot, pop-up toaster, ice shaver (for snow cones), Family Sized George Foreman Grill, Rice and Veggie Steamer, Ice Cream Maker,
Mixers: counter-top and hand-held, blender, bread machine, popcorn air popper, electric can opener, tea pot for stove and electric tea pot in cabinet
Other kitchen supplies: glass cake display, Large metal bowl (perfect for popcorn, or for when kids help in the kitchen),
Radio with CD and tape, set of NT cassettes, cookbooks, flashlights
Dish rack, breadbox full of spices, cutting boards, knife block
Sink and cabinet under sink: basin for washing, paper towels, dish soap, garbage bags etc.
Garbage in the pull cabinet between sink and dishwasher (Upon leaving, change bag and put tied garbage in the Rubbermaid trash can in mudroom closet.)
Silver wear and kitchen gadgets: potholders and coffee filters in top drawer, kitchen towels and rags in middle drawer, Bottom drawer for small kitchen appliances: choppers, hand mixers and electric knife
Drawer under stove: baking dishes and casserole pans, cast iron pancake griddle, muffin tins, cookie sheet, broiler pan, pie pans, etc.
Cabinets to left of stove: Large Lobster pot, pressure cooker, pots and pans, bowls, serving trays and baking dishes, mixing bowls, storage containers, thermos, 2 Nalgene Water Bottles, Tupperware, etc.
Cooking gadgets in drawers
Cloth napkins in cabinet to the left of stools
New Hampshire Information Binder in drawer to the left of refrigerator

Downstairs Bathroom:

Towels in closet
Washer/Dryer, hamper, laundry basket

Downstairs Closet under stairs:

Inflatable mattress with pump attached

Card table with 4 folding chairs
Cleaning supplies, broom, mops, 2 vacuums
Bins for recyclables
Box Fan

Mudroom:

Ice skates: Figure Skates: 1 pair ladies size 6
Men's Hockey Skates

Closet: 4 snow shovels, 2 snow rakes for roof, garden tools in a cloth bag, sand toys on shelf, inflatable raft, wooden coat hangers, Rubbermaid trash barrel, 2 lawn chairs, 2 sleds, 8" rubber Ball

Outside:

24 foot aluminum ladder
Wheelbarrow
Charcoal grill

We hope this list makes packing and planning easier. Please feel free to call with any questions.