

Rental Agreement

_____ Herein called Tenant

_____, 2007

ARRIVING: _____

DEPARTING: _____

CHECK IN TIME: 3:00 PM

CHECK OUT TIME: 10:00 AM

GOLDILOCKS COTTAGE

978 Stowe Hollow Rd.

(802)253-4344

Owner: Jill G. Evarts

Occupancy Limit: 4

PAYMENT SCHEDULE:

Total Rent: _____

Cleaning Fee _____

10% VT Rm. Tx: _____

Total Due: _____

First Payment: _____ due on: _____

Final Payment: _____ due on: _____

Security Deposit: _____ due on: _____

Please make all checks payable to Jill Evarts. Returned check fee: \$35.00
This is a legally binding contract. Please read carefully before signing.

To my guests: Please review, sign and return this contract to me in envelope provided. I will mail you a fully executed copy. Thank you

The parties hereto, in consideration of these presents, agree as follow:

1. This Rental Agreement, constitutes a contract between the person named herein as "Tenant" the the Property Owner, to rent the premises described above. Tenant agree to pay all monies as outlined in above Rental Schedule.

2. It is understood and agreed that the Owner shall prepare the premises for occupancy and that the Tenant shall maintain same in good order for the full term of the agreement and vacate the premises peaceably and quietly at the end of the term, leaving it in like condition in which occupancy was taken and ready for the next tenant to occupy.

3. The Tenant will be responsible for all damage or breakage and/or loss to premises, except normal wear and tear and unavoidable casualty which may result from occupancy.

4. The Security Deposit for cleaning and damage will be held by Jill Evarts and mailed no later than the 14th day after departure, less any charges for damage, cleaning, or other charges incurred by Tenant. Cleaning fee covers up to 3 hours of cleaning. Tenant will pay any charges above this amount (including laundry).

5. That no animals, birds or pets of any description may be kept in or upon the leased premises.

6. The Tenant agrees to allow the Owner or his Agent to enter and view the premises, both inside and out with 24 hours notice; to make repairs thereto, to show the same to a prospective Tenant, and to expel the Tenant, if he shall suffer any strip or waste thereof, or breach of this Agreement in any way, in accordance with the laws of the state of Vermont.

7. The Owner and Tenant agree that should the premises be destroyed by fire or another casualty so as to become unfit for human habitation that these presents shall thereby be ended, with refund to the Tenant for any rent term unused.

8. The Tenant shall not underlet, nor permit any other person to occupy said Property without the express written permission of Owner.

9. All Cancellations must be made in writing via certified mail and sent to Jill Evarts. We will do everything in our power to re-rent the property, but this cannot be guaranteed. If we are successful in renting the property there will be a charge of 15% of the re-rent amount. If we are unsuccessful in re-renting the property, the tenant will be responsible for the total amount of the lease.

10. The property owner has a call blocking system on his/her phone. This permits local calls to be made and long distance calls to be RECEIVED. If you call long distance you will have to use a credit card or reverse the charges.

11. Linens, electricity, gas, oil, local phone service, and trash pickup are included in rental rate.

(Tenant)

(Owner)