

52 Highland Lake House Rental Agreement

This copy of the Rental Contract is for review purposes only. Please do not sign and send it without confirming your reservation with us first. Thank you, Kathy & Bill Masterson

Terms:

**This acknowledges that we have received \$ _____ from _____
for the use of Highland Lakehouse from _____ to _____.**

The remaining 50% balance is due 30 days prior to your arrival.

Refundable security deposit (\$750.00) and cleaning fee (\$200) must be received one week prior to arrival.

(1) CANCELLATION POLICY: Your down payment is non-refundable unless we find someone else to rent your week(s). If you need to cancel, we need to know at least 30 days prior in order to re-rent the house.

(2) SPECIFIC RULES regarding the **maximum number of occupants (10), no pets, no smoking**, etc.; we enforce these rules, and may evict renters or their guests when they are violated. Large gatherings, house parties, etc., are absolutely not allowed. Sub-letting is not permitted. No tents or RV's may be occupied by anyone in your party without prior permission. Any disturbance resulting in neighborhood complaints, police being called, any disruptive or illegal activities, damage to the property, or violation of this agreement or rules and regulations governing the property, will be considered sufficient cause for immediate termination of your stay, and all monies paid will be forfeited. This agreement does not create a tenancy for the property; you can be removed from the property without process of law if you do not depart at the appropriate time.

(3) DRINKING WATER: The house has Town water.

(4) YOU AGREE TO NOTIFY US IMMEDIATELY if a maintenance problem develops at the house, so we can have it remedied as quickly as possible. As owners, we reserve the right to make repairs as necessary, and to enter the property with reasonable notice, or without notice if you cannot be reached.

(5) OWNERS ARE NOT RESPONSIBLE for loss, theft or damage to your belongings while at the rented property. You may wish to check your homeowner's policy, and/or arrange for travelers' or tenants' insurance to cover them.

(6) IF ANY EQUIPMENT SUCH AS boat, float, raft, deck, walkway, dock or mooring is available for your use, you take full responsibility and risk for its use. Neither owners nor their Agent make any representation as to the soundness or safety of any such boat, float, raft, deck, walkway, dock or mooring. If anyone in your party (or anyone at the property with your consent) uses them, with or without Owners' permission, that action shall be construed as a statement of that individual's competence to handle or utilize them, and the Owners and their Agent shall be in no way legally accountable for any damages or injury to any persons or property resulting from such use. You agree to indemnify and hold Owners and Agent harmless against any and all loss, claim or damage (including reasonable attorneys' fees and expenses) that may arise from your possession or use of the property, including, without limitation, any such boats, floats, rafts, decks, walkways, docks or moorings.

(7) PROPERTY CONDITION / DAMAGE DEPOSITS: You agree to leave the property in the same condition as upon arrival. This means: No damage, house neat and tidy, furniture returned to its original location, dishes washed and put away, spills wiped up, all inside waste receptacles emptied, and all trash handled according to instructions(see binder at house). You agree to pay the additional fee(s) for any damage to the property.

(8) Your security deposit will be returned within 10 days after your departure pending a clean inspection and no damages found. If there is a problem, you will receive a letter outlining any damages within 30 days after your departure.

I HAVE READ, UNDERSTAND, AND AGREE TO THE TERMS OF THIS RENTAL AGREEMENT.

Signature: _____ *Date:* _____

Primary Phone Number: _____

Cell Phone Number: _____

Address: _____

Please sign and return a copy of this agreement to:

Bill and Kathy Masterson

22 Fuller Rd

North Andover, MA 01845