124 Bay Street, Unit R-2 Watch Hill, Rhode Island 02891

Phone: (203) 910-5681 email: strunkbenefit@aol.com

AGREEMENT for SEASONAL RENTAL

LESSOR: Erich G. Strunk, rents to the LESSEE:	PREMISES ,
described as and/or located at 124 BAY ST., R-2, WATCH HILL, RI, to	have and to hold the same, with the rights
and privileges thereof, for the Term of	, at a rental rate of, to be
paid to Erich G. Strunk. In addition, there is a cleaning fee of	and a security breakage/damage deposit
of \$1,000 (credit card hold) held by Erich G. Strunk, which will be	returned after satisfactory inspection of the
property.	
Check in is 4:00 p.m. Check out is 11:00 a.m. There will be a \$200 late check out.	penalty deducted from security deposit for
50% deposit of total including cleaning and security deposit, and tax	x.
Remaining balance due 60 days prior to rental.	

CANCELLATION POLICY

Deposit non-refundable if cancellation is within 60 days prior to rental. Cancellations longer than 60 days before rental would provide a refunded deposit less a \$500 cancellation fee.

COVENANTS OF LESSOR

- To have the PREMISES cleaned prior to Lessee's arrival.
- To provide lawn/yard care and rubbish removal.
- To pay for basic phone charges, cable, electricity, and Internet connection.

COVENANTS OF LESSEE

- NO SMOKING
- To use the PREMISES only as a private residence and to suffer no unlawful, noisy or otherwise offensive use of the PREMISES, nor commit or permit any nuisance to exist thereon, nor cause damage to the PREMISES.
- To maintain the PREMISES in a clean condition, and to dispose of all rubbish or debris *only* in proper receptacles.
- To park or to allow parking only in designated areas. Use spaces 26 and 27 only.
- People other than those in the LESSOR party mentioned above may not stay overnight in the property.
- The LESSOR is not responsible for any accidents, injuries or illness that occurs while on the PREMISES or it's facilities. By accepting this reservation, it is agreed all guests are expressly assuming the risk of any harm arising from their use of the PREMISES or others whom they invite to use the PREMISES.
- NO PETS

GENERAL PROVISIONS

- LESSEE explicitly grants to LESSOR the right to deduct from and set off against the above-referenced breakage/damage security deposit the cost to repair any broken or damaged item, portion and/or aspect of the PREMISES, and/or the cost of any utility charge billed to the LESSOR.
- The maximum number of overnight occupants is _____ adults and _____children.
- LESSEE ACKNOWLEDGES AND AGREES THAT THERE SHALL BE NO REFUND OF ANY RENTAL FEE PAID,
 DUE OR OWING IN THE EVENT LESSEE HAS RENTED THE PREMISES SIGHT UNSEEN, OR IF THE LESSEE
 NEEDS TO VACATE PROPERTY EARLIER THAN THE TERM SPECIFIED ABOVE.

USE OF PREI	MISES
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Lessee agrees to use the premises by no more than 5 residents including children.

ATTORNEY'S FEES

If an action is brought for the recovery of rent or other monies due or to become due under this agreement or by reason of breach of any covenant herein contained or for the recovery of the possession of the premises, or to compel the performance of anything agreed to be done by the Lessee or to recover damages, or to enjoin any act contrary to the provisions hereof, or if Lessor retains the services of any attorney at law to commence any such action, the Lessor if the prevailing party, shall be entitled to reasonable attorney's fees in addition to cost.

LESSOR	 Date	LESSEE	Date	