

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

Phone: (203) 910-5681

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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 penalty deducted from security deposit for late check out.

50% deposit of total including cleaning and security deposit, and tax.

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.

