

124 Bay Street, Unit R-3 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-3, 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 held by Erich G. Strunk, which will be returned after satisfactory inspection of the property. Short term RI rental tax of 8% which is _____.

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

Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid less \$500. If they cancel after that point, they will not get a refund.

COVENANTS OF LESSOR

- To have the PREMISES cleaned prior to Lessee's arrival.
- To provide rubbish removal.
- To pay for 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 19 and 20 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.
- 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 PREMISES

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