

“EFFICIENCY”

NAME - DATES RENTAL TERMS

1. Rentals are for predetermined guest accommodations only.
2. Any person booking a rental must be over twenty-five years old and accept full responsibility for all other guests or that person must have each person/guest sign these terms and give their personal contact information before these terms will be accepted by the Owner.
3. Bookings must be made by telephone/email and shall be considered confirmed after this contract is signed by all/a renter(s), and the **total** rental payment, loss and damage deposit are received by Owner/representative. By signing this contract guest(s) also accepts and will comply with all emails and attachments between owner and guest(s), as first explained in email of _____.
4. The number of people may not exceed **0** person for a sleep-over unless agreed upon by Owner.
5. 50% of the total rental price and security deposit is due at the time of booking, or 100% if within 60 days of arrival, or the booking is not secure and the apartment is made available to others.
6. If bookings are cancelled by you or your representative, all or a portion of the rental fee will be kept if the house cannot be re-rented; the Good Care deposit will be returned, less a \$100.00 handling fee AND any bank or PayPal fees.
7. The Owner, or representatives, may have access at any time to the property for any reason.
8. PETS are allowed on the property for a fee. IF an animal has been on premises without payment, charges will double.
9. No hunting, fires, smoking, vaping, snuff, etc. is allowed inside or on the property. The loss and damage deposit will not be returned if any of these occur, with possible immediate eviction and termination of stay.
10. Owner will not be held responsible for loss or damage to your personal property.
11. Owner will not be held responsible for any illnesses or injuries sustained by you or your guests.
12. All noise must be kept at a volume that will not disturb neighbors; disturbance of others will terminate the rental with **no** refunds.
13. Wireless internet is available through StarLink. It is not strong or consistent and therefore not adequate to guarantee Zoom calls or heavy business use. It is NOT to be used for gaming and the more devices in use at the sometime will seem as slow as dialup! (It's not great but much better.) We are hoping for Fios at the end of 2024.
14. It is the Tenant's responsibility to report to the Owner on the arrival day any damages found or any repairs required at that property. Otherwise, the property will be deemed to be in satisfactory condition and accepted for the stay.
15. All items on and within the property, including all furniture and art, are inventoried and appraised; the loss and damage deposit will not be returned if anything is missing or extremely damaged.
16. Tenant agrees to be held responsible for any repairs, replacements or excessive cleaning necessary due to Tenants or their guest's negligence. If costs exceed Good Care deposit, Tenant agrees to reimburse owner within ten (10) days of receiving itemized sum of cost of damages from owner, which amount shall include collection costs, if necessary, and reasonable attorney's fees.
17. If all property and contents are left in the condition it was in at the beginning of your stay, considering normal wear and tear and there are no additional charges or fees, the Owner will return the Good Care deposit to Tenant within 14 days.
18. Tenant(s) may park max. 1 vehicles in circle of driveway close to the large stone walk to the efficiency; do NOT drive down to door.
19. There will be no refund given for inoperable appliances, malfunctioning mechanical systems or faulty equipment, including HVAC systems. We will make every effort to correct all problems as soon as reasonably possible.
20. No refunds will be given for storms or disruption of any utility. Country roads can be curvy and steep. The gravel drive is maintained, however four wheel drive and/or chains are recommended during winter months. Owner will not refund due to road conditions.
21. There will be no refund for other natural occurrences such as weather, Acts of God, plants, bugs or animals that may affect guests allergies or comfort; the owner cannot control the environment.
22. For privacy reasons, the exact address will be given out a few days prior to arrival. There are no keys needed for entry; a code will be supplied on the afternoon of the first day of this rental term.
23. **Check-in time is 3:00 PM on the day of arrival and check-out time is 11:00 AM on the day of departure.** Special arrangements may be possible if agreed upon in advance with the Owner. Without written agreement, a portion of the damage/loss deposit will be deducted for the additional time.
24. ANY exceptions to the above mentioned policies must be approved in writing in advance.

By signing this and the INTERNET terms (separate document), I (we) agree to abide by the above Rental Terms along with all email correspondence with owner and the Welcome note I receive upon arrival; if any of the above mentioned are not adhered to I (we) understand that the Owner has the right to charge additional fees and/or may force the Tenant(s) to leave the premises.

(signature) _____ (date) _____

Name (printed): _____

Address: _____

Phone(s): _____

Email: _____