



FOREVER COTTAGE

14 High Street

Sag Harbor, NY 11963

Phone: (631) 379-5717 Fax: (631) 725-0465

Email: info@forevercottage.com

<http://www.forevercottage.com>

RENTAL AGREEMENT

Between: **Jennifer Brooke**, 10 High Street, Sag Harbor, NY 11963 (“We”) and (“You”):

Please list names of all tenants/guests:

Home address:

Cell Phone:

Email:

You will rent Forever Cottage for the following period:

(dates)

(Total: ___ nights)

CHECK-IN TIME: 3 PM (or later)

CHECK OUT TIME: 11 AM

1. The cottage is located at 14 High Street, Sag Harbor, NY 11963
2. The rent is \$ **per night**, totalling \$ payable to Jennifer Brooke as follows:
 - \$ (50% deposit) upon execution of this agreement
 - \$ balance due upon day of check in
3. For stays of one week or longer, a security deposit in the amount of \$400.00 is payable upon arrival and will be returned within 30 days after lease expiration less any amount deducted for damage and above average cleaning expense.

4. We will provide water, heat, electric, and trash removal. The house is equipped with linens, towels, and other amenities as follows:
 - Wireless internet access
 - TV and VCR/DVD player
 - Central air conditioning
 - Mini-Fridge
 - Microwave
 - Coffee Maker
 - Plates, cups, and utensils
 - Linens & towels
 - Clothes hangers
 - Maps, books and brochures of local interest
 - Outdoor picnic table
 - Porch swing
 - Barbecue grill
- Please note the following is NOT provided:
 - Phone Service
 - Bathtub (bathroom has shower only)
 - Stove/Oven
 - Dishwasher
 - Washer/dryer
 - Housekeeping service (may be arranged at tenant's expense)
6. Restrictions:
 - Occupancy is subject to the rental balance being paid in full upon day of check in. Keys will not be issued until the balance is paid in full.
 - **The total number of people staying overnight in the cottage must not exceed 2** (exceptions may be made for small children).
 - Please - **NO SMOKING** anywhere inside the cottage.
 - Sorry - no pets.
 - The cottage is situated in a peaceful residential neighbourhood. Please limit guests and visitors and keep evening and early morning outdoor activity as quiet as possible.
 - Please - no parties.
 - Any tenant who is found using prohibited drugs or allows others to use drugs on the premises will be immediately denied continued occupancy.
7. You will leave the house in the same cleanliness and repair as it was on occupancy. You and/or your guests shall not disturb, annoy, endanger, or inconvenience neighbours, nor use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.
8. You agree to indemnify and hold us harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by you or your guests, or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

9. Upon not less than 24 hours notice, you shall make available to ourselves or our agent for the premises of entering to make necessary or convenient repairs and to show the premises to prospective tenants. In an emergency, we may enter the premises at any time without securing your prior permission.
10. You may not let, sublet, transfer or assign this lease for all or any part of the premises.
11. You confirm that all tenants covered by this contract know these terms and conditions.
12. Notice of cancellation must be made in writing no later than 14 days prior to check-in time in order to receive a full refund, less a \$100 administrative fee. In the case of a cancellation notification less than 14 days prior to check-in, or failure to utilize this confirmed reservation, we retain all funds received, as liquidated damages unless the confirmed unit is re-rented at the same rate for the same time period. If the latter occurs, we retain only the \$100.00 administrative fee. If a new rental is achieved for only a portion of the time, we retain the difference in rental income plus the \$100 administrative fee. Exchange for alternate rental dates may be made subject to availability and a \$100 administrative fee. As rates vary between widely seasons, the rental rate for the new period may be the same or more than that of the previously booked period. In no case, however, will the rent be less than the previously agreed to terms.
13. Failure to observe any of the foregoing terms may result in immediate suspension of continued occupancy at the premises and forfeiture of the full rental amount.

Rentals are on a first come, first served basis. To secure the booking, please fill in, sign and return this agreement together with your certified deposit check or money order, or after having made your deposit via Paypal. Your signature below constitutes your agreement to all of the above terms and conditions.

Print name:

Guest Signature:

Date:

PLEASE INDICATE HOW YOU FOUND OUT ABOUT US:

HomeAway.com

Cyberrentals.com

Vacationrentals.com

VRBO.com (Vacation Rentals By Owner)

Other

Please describe: _____