

Androscoggin Home Rentals

Short Term Rental Agreement

In consideration of the mutual promises, obligations and agreements set forth, the parties agree as follows:

Parties:

Landlord: Scott Gould

Tenant name and address:

dba Androscoggin Home Rentals

66 Broad Street

Bethel, ME 04217

e-mail _____ phone _____

Properties: (circle one)

The Lake House

465 Gore Road

Woodstock, ME

The Lake Cottage

Concord Pond

Woodstock, ME

Terms:

Arrival Date: _____ (after 4:30 pm)

Departure Date: _____ (before 10:00 am)

Property Rate: _____ (does not include Maine Tax)

Security Deposit: _____ \$500 held by this credit card authorization

Signature required _____

Credit Card Information: Credit card to hold reservation and damage/cleaning deposit and also verifying credit card holder and renter are one and the same person

VISA / MC #: _____

CCV Code: _____

Name on Card: _____

Expiration: _____

Payment and contract are due within 5 days and contract is not complete until both are received.

The security deposit is to be used in the event of damage or the need for excessive cleaning of the premises. Smoking in the premises, pet fleas, and windows left open in cold months or violations of our restrictions will forfeit the security deposit in its entirety. The tenant agrees to pay for any damage in excess of the security deposit and agrees that damages may be charged to their credit card. The tenant shall pay all expenses incurred in collecting for damages, including legal fees.

Cancellation Policy: If cancellation is more than 60 days prior to arrival date, a full refund of the rental amount less a 10% handling fee; If less than 60 days then rental payment is forfeited unless the property can be fully rebooked for the entire stay. We urge that you consider purchasing trip insurance for travel and for lost rental fees, to cover unforeseen illness, job loss, weather etc. (insuremytrip.com compares rates) We will not be responsible for any lost items or for any theft of your personal property.

We keep appliances in good working order but can not be responsible to refund money for breakdowns or for other utility services not under our control. Every effort will be made to have repairs made in a timely fashion. It is your responsibility to inspect the property upon arrival and notify the owners immediately of any previous damage or other issues.

Terms and Conditions

No smoking; incenses or candles (house or enclosed porches).

Shoes are to be removed at the entry.

Pets must be flea treated and are by prior arrangement only, \$30/day.

Skis are not allowed in house.

No RV's or campers permitted.

Parties are not permitted. Violations will void the contract immediately.

Only prior registered guests allowed. Violations will void the contract immediately.

Quiet hours after 10:00 pm.

Properties are not child proofed – children will be supervised at all times.

Forgotten items - donated to charity after 1 week, returned at tenant's expense if notified.

Canoes and kayaks are not to be taken from the property except for use on the lake.

There is a limit of 6 guests at the Lake Cottage and 6 guests in the main house at the Lake House

3 additional guests in the Lake House guest cottage with additional fee.

Initial Page 1 _____

Check-In/Out -

* Check-In: After 4:30 PM and by arrangement

* Check-Out: 10 AM

Service Fee -

* Our service fee is for provision of linens when indicated, as well as sundries like paper towels, toilet tissue, Kleenex, cleaning supplies, propane for gas grills, etc.

* Our expectation is that our home will be in a most reasonably clean condition when you depart. There will be a \$50 fee if the grill or oven needs cleaning.

Smoking -

* All our properties are smoke-free.

* Smoking at our properties will result in a forfeit of the damage deposit.

Pets -

* Pets are allowed ONLY by special arrangement. (1 dog) \$30/night, Security deposit will be doubled. Pets are not allowed at The Lake House.

Payments -

* Payments are due within 7 days of booking and shall be for the full amount plus a 9% ME lodging tax.

* We accept payment by check only and request next day mail.

Damage Deposits -

* A damage deposit of \$500.00 will be required. This needs to be in a separate check and will be held until after departure or by credit card.

Cancellation Policy -

* A full refund less a 10% handling fee if 60 days notice is given.

* If less than 60 days of notice is given your payment will be forfeited, unless we are able to rebook the property for the entire length of your stay.

We suggest you protect your vacation investment with travel insurance. (insuremytrip.com)

Guests: (names and age)

_____	Age _____	_____	Age _____	_____	Age _____	_____	Age _____
_____	Age _____	_____	Age _____	_____	Age _____	_____	Age _____

Liabilities:

The tenant hereby agrees to abide by the laws of the State of Maine. The tenant shall keep the premises in a clean condition and shall not damage the home or misuse or damage any of the interior or exterior furnishings. The tenant agrees to make each person staying at the property aware of all restrictions, terms and conditions in this agreement (and on our website) and the rules displayed at the property. Violations especially of the actual stated guests registered or parties may result in your immediate eviction from the property. The cost to repair or replace any damage or costs for excessive cleaning or for violations will be deducted from the security deposit.

The landlord, Androscoggin Home Rentals and the owners Scott and Carol Gould and any partner or beneficiary shall not be held liable to any one under any term, condition obligation or agreement expressed herein or implied hereunder or for any claim for damage or liability or cause at law in equity arising out of the use or occupancy of the leased premises, the use of the grounds, the approaches, furnishings and equipment. Further more the landlord shall not be held liable for any loss or damage to the personal property of the tenant or guests no matter how caused. Time is of the essence of this agreement.

This agreement constitutes the understanding of the parties with regard to all terms and no statement oral or otherwise shall have any standing unless made here in writing and signed by both parties. Should any portion of this agreement be declared null and void it shall be stricken and the rest of this agreement shall remain in full force and effect.

It is further agreed that any litigation as a result of this contract shall take place in the County of Oxford, State of Maine. This contract may be signed and mailed. It may also be downloaded, signed, scanned and e-mailed or faxed to 207-824-2461. Submitting by e-mail constitutes a legally binding signature under the terms of the US E-Sign Act. Reservations are confirmed when all monies are received and the signed contract is received. In signing below you agree to the terms, conditions and restrictions of use set forth herein and also as outlined on our web site

www.ahr-online.com

Landlord: _____ **Tenant:** _____
 Date: _____ Date: _____

Initial Page 2 _____