

RED ROOSTER HOUSE VACATION RENTAL AGREEMENT
THIS IS ONLY A SAMPLE – ACTUAL TERMS ARE SUBJECT TO CHANGE

Below is confirmation of rental of The Red Rooster House:

Check-in date: January 1, 2008 @ 5pm

Check-out date: January 7, 2008 by 11am.

of people in party: 4 adults, 2 children, 1 pet

PLEASE LIST NAMES OF ALL GUESTS (for children specify age):

_____	_____
_____	_____
_____	_____

\$250 due ASAP thru Paypal to hold reservation. \$1570 due by Nov 1, 2008 (\$1250 rental fee + \$85 cleaning fee + \$105 pet fee + \$ 130 VT rooms tax)

RENTAL RULES AND REGULATIONS:

1. **Smoking is not allowed inside the house** – stale tobacco smoke is unpleasant for other guests and will result in forfeiture of full security deposit.
2. **Occupancy Limits:** Overnight guests are restricted to the above listed guests only. **Per order of the Vermont Fire Marshall, there is a strict maximum occupancy of 6 guests. This applies to both overnight and daytime visitors.** Larger groups result in excessive wear and tear on house, hot tub and septic system. Loud parties are prohibited. Please respect the house and neighbors - any reported disturbances, use of illegal substances or exceeding of occupancy limit will result in immediate eviction, loss of rental payment and security deposit.
3. **Pet Policy:** Dogs are permitted with prior permission only (sorry – no cats or other animals). Pet owners are responsible for cleaning up any refuse left in open/lawn areas. Dogs are not allowed on beds or furniture at any time. Please bring a bed for your pet. Fleas and ticks are rampant in this area and can be harmful to humans and pets - All pets must be treated with topical flea and tick prevention.
4. **Security Deposit** is fully refundable within 30 days of departure provided the premises are left in the same general and good habitable condition as found upon arrival and no damage or misuse of property or contents. Please follow checkout procedures including the following:
 - * Dishes are washed and trash is placed in proper containers in outside bins.
 - * Keys are left in lock box and house is locked.
 - * Linen has been stripped from all beds that have been used and a load of laundry has been started.
 - * Heat is turned down to 55 degrees and lights are turned off whenever leaving house
 - * No early check-in or late check-out (unless prior arrangements are made) - this insures that my cleaning person can properly service the house for each rental. **Unauthorized late checkouts will be charged \$25 per 15 minute increments.**
 - * **HOT TUB HAS NOT BEEN IMPROPERLY USED.**

Charges will be subtracted from your security deposit if additional cleaning is needed to remove pet hairs, odors or waste from the house and property, excessive laundry or trash is left behind or excessive/irresponsible energy usage. If house, hot tub or property requires extra cleaning, costs will be subtracted from your deposit at a rate of \$30 per hour.

5. **Cancellations** - a sixty day notice is required for cancellation refunds. For cancellations made more than 60 days in advance, the full amount will be refunded minus a \$50 administration fee. **There are no refunds for cancellations made 15-60 days prior to scheduled arrival date unless the house can be re-rented at the same rate for the same period. In that case the balance will be refunded minus a \$200 administrative fee. There are no refunds for cancellations made within 14 days of arrival date.** Failure to pay rental fee by due date will be

considered a cancellation. There is no refund due to inclement weather, power outages, medical emergencies or late arrivals/early departures. While access to the house is quite good, this is Northern New England and having the appropriate vehicle (AWD or 4WD) is highly recommended for driving in winter weather.

If you are concerned about the possibility of a last minute cancellation, we strongly suggest you obtain trip cancellation/interruption insurance from somewhere like www.csatravelprotection.com, www.insuremytrip.com, www.travelguard.com or www.travelprotect.com

Cancellation of this agreement by the Owner may be made only due to unforeseen circumstances that make the home unavailable for rent. These circumstances may include, but are not limited to: fire, flood, physical damage to the property, sale of the property, etc. In the unlikely event of these types of circumstances, the Owner will refund all monies received from Renter and make a good faith effort to help Renter find a similar property to rent. The owner shall not be held liable for additional charges that Renter may incur because of changes in travel arrangements or accommodations.

6. Hot Tub - When using hot tub, remember there is certain health risks associated with this facility. Use at your own risk. Hot tub temperatures can be dangerous for children. Do not use hot tub if pregnant. **SHOWER BEFORE GETTING IN HOT TUB** - sweat, dirt and oils cause too much strain on the filtering system and cloud the water. Do not sit or stand on cover and remember to put cover on when not in use. Do not lower temperature below 90 degrees; keep glass and electrical at least 10 feet from hot tub. No alcohol permitted while in the tub. Do not exceed occupancy limits. **Failure to follow hot tub rules will result in full loss of security deposit.**

BY SIGNING BELOW, I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS OF THIS AGREEMENT AND UNDERSTAND THE CANCELLATION POLICY. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES AS DETAILED IN THIS AGREEMENT, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Signature of Renter

Date

Karin Trachtenberg
Red Rooster House