

Abby's Lake House Vacation Rental
Lease Agreement

Note: Each page must be initialed in the bottom margin by Lessee and all guests 18 years old and older and be signed on the last page. The form with signatures and initials must be submitted with 50% rental fee to confirm a reservation.

This lease is for lodging at Abby's Lake House, the amenities therein, and use of Acre Lake:

Abby's Lake House Vacation Rental

4465 Forest Road, Kingsley, PA 18826

Between Lessor:

Lori Martin

50 Myrtle Street

Susquehanna, PA 18847

Email: lorimartin@martinworks.com

Telephone: 570-267-2553

Cellular: 570-396-3122

And Lessee: (Print please – Street address must be included – not PO Box only)

Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Home Telephone: _____

Cellular: _____

Email: _____

1. The **term** of this lease is for _____ days, from 6:00 pm to 11:00 am beginning on the following date: _____ (month) _____ (day) _____ (year) and ending on _____ (month) _____ (day) _____ (year). Check in after 6:00 pm and Check out by 11 am unless written *approval is obtained from owners*.
2. **Number of guests** in Lessee's party: _____ (include all children). Lessor maintains right to refuse occupation based on occupation by more than 8 persons.
3. **Payment:** An advance payment equal to 50% of the rental rate is required when the reservations are made. The advance payment will be applied toward the rent. Credit cards, Paypal and personal checks are accepted. The advance payment is not a damage deposit. The balance of rent, pet fee (if applicable) and damage deposit are due fifteen (15) days before your arrival date. Payment can be made online or by USPS (use Lessor's address above). Make checks payable to Lori Martin. A confirmation email will be sent upon receipt.
4. **Damage Deposit:** A damage/reservation deposit of \$250 is required. This must be received with the balance of rent fifteen (15) days before your arrival date. Should damages exceed the damage deposit, the Lessee agrees to pay all additional costs. The deposit is NOT applied toward rent; however, it is fully refundable within twenty-one (21) days of departure, provided the following provisions are met:

Initials: Guest1: _____ Guest2: _____ Guest3: _____ Guest4: _____ Guest5: _____ Guest6: _____ Guest7: _____ Guest8: _____

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- a. No damage is done to house or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher. Dirty laundry (linens and towels) should be place in a pile in the laundry area.
 - d. All keys are left in the designated place and the house is left locked (all doors).
 - e. Any charges accrued during the stay are paid prior to departure (including additional services).
 - f. No linens are lost or damaged.
 - g. No Early check in or late check out unless written *approval is obtained from owners*.
 - h. All doors to both garages are closed and locked prior to departure.
 - i. The renter was not evicted by the owner (or representative of the owner), the local law enforcement, or the Lake Association.
5. **Cancellations:** A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty except if deposits were made via credit card. Cancellations that are made within sixty (60) days of the arrival date forfeit the 50% reservations deposit. Cancellations that are made less than fifteen (15) days prior to arrival forfeit the entire rental amount. For any cancellations, the damage deposit and pet fee will be refunded. Early departure does not warrant any refund of rent or deposit unless specified in section 17 Utilities and Breakdowns.
6. **Maximum Occupancy:** The maximum number of guests for Abby's Lake House is limited to eight (8) persons. An additional charge (\$150 per person) and eviction of Lessee and Lessee's party for guests in addition to eight (8) may be assessed *if no advance arrangements are made* with Lessor. In addition, exceeding this at any time *without prior notification* will result in your party being asked to vacate the property immediately with no refund.
7. **Minimum Stay Requirement:** This property requires a three night stay during the peak season, from Memorial Day Weekend through Labor Day Weekend and two (2) night minimum stay during all other times. If a rental is taken for less than minimum nights, the guest will be charged the rate for the minimum number of nights.
8. **Include Fees:** Rates include a one-time linen and towel setup.
9. **Cleaning:** Fee for basic cleaning after your stay is included in the rent. While linens and bath towels are included in the house, daily maid service is not included in the rental rate. Brightly colored beach towels are provided for lake and outside use. We do not permit white towels (bath towels) or linens to be taken outside the house. Snow removal from in front garage and house is provided. Removal of snow on walkways with provided snow shovel is the responsibility of the Lessee. If excessive cleaning is required or generally left in such a state that one person cannot clean it in four (4) hours, an additional cleaning fee will be deducted from your damage deposit.
10. **Rate Changes:** Rates subject to change without notice. However, once a reservation is accepted (including deposit received), the rate for that reservation is guaranteed.
11. **Falsified Reservations:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
12. **Parking:** Garage parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only: inside garage, in front of garage, or in front of house. Parking between the house and the lake is not permitted.
13. **Storm Policy / Road Conditions:** No refunds will be given for storms. Abby's Lake House is located on a hardtop road and the garage parking is very close to the road. Roads are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.
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14. **Insurance:** The Lessee assumes the responsibility of obtaining his own insurance for damage, theft, loss of personal property, injury or death while on said premises for himself and his or her guests. Abby's Lake House is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners (Lessors) are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that 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 premise.
15. **Telephone:** A digital telephone is provided. The Lessee agrees to pay all International telephone calls placed on Abby's Lake House telephones. Local and U.S. nationwide calls are included in rent. Cellular service is spotty in rural areas. Our local cellular provider is Verizon and works at the lake house. Other providers may or may not have coverage at the lake.
16. **Pet Policy:** Pets are accepted on a case-by-case basis and are permitted on the premises only with prior approval and signing of the Pet Addendum.
17. **Utilities and Breakdowns:** The Lessor will provide electric, water, heat, trash removal, basic telephone, TV service and Internet access. In the event of an extended electrical power outage and the Lessee wishes to vacate the premises early, a prorated refund will be provided. The Lessee assumes the obligation of informing the Lessor of any breakage or malfunction or failure to operate within a reasonable period so that repair can be ordered. The Lessor will repair any other household item at the earliest possible time without any compensation due the Lessee. Lessee agrees to permit repair persons to enter premises.
18. **Inspections:** Lessee agrees to let Lessor or Lessor's representatives enter the property at reasonable hours to inspect or repair. Lessor will give Lessee 24 hours notice of date, time and reason for the visit. In case of emergency, Lessor may enter property without notice. If Lessee is not there, Lessor will tell Lessee who, when and why a visit was made within 24 hours of the visit.
19. **Sublet:** Lessee may **not** let, sublet or assign this lease for all or any part of the premises.
20. **Access:** Access to the porch attic, potting shed and garage loft is restricted. No other areas are locked for safety reasons, such as access to shut off valves for gas and water. Guests are asked to confine themselves to livable areas. Lessee is responsible for missing items from the home pending inspection.
21. **Extras:** The televisions, DVD players, gas grill, fireplace, window air conditioners, canoe, kayak, sailboat, etc (everything beyond beds, bath and kitchen items) are referenced as "extras", and are supplied at no extra charge as a convenience for the Lessee and guests to use. Should any "extras" breakdown or malfunction, the Lessor shall not be held accountable nor shall the rental fee be renegotiated. However, upon notification, the Lessor will attempt to address the issue promptly.
22. **Written Exceptions:** Any exceptions to the above mentioned policies must be approved in writing in advance.

By Signing Below, I agree

- **to all terms and conditions of this agreement,**
- **I am the main contact and responsible adult (Lessee),**
- **I will be a guest at Abby's Lake House during this rental period,**
- **I am at least 21 years old:**

Guest 1 Signature: _____ Date: _____

Guest 1 Print Name: _____

Initials: Guest1: ___ Guest2: ___ Guest3: ___ Guest4: ___ Guest5: ___ Guest6: ___ Guest7: ___ Guest8: ___

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All Abby's Lake House Guests 18 years old and older must read, initial all pages, and sign below:

By Signing Below, I agree

- to all terms and conditions of this agreement,
- I am at least 18 years old:

Guest 2 Signature: _____ Date: _____

Guest 2 Print Name: _____

Guest 3 Signature: _____ Date: _____

Guest 3 Print Name: _____

Guest 4 Signature: _____ Date: _____

Guest 4 Print Name: _____

Guest 5 Signature: _____ Date: _____

Guest 5 Print Name: _____

Guest 6 Signature: _____ Date: _____

Guest 6 Print Name: _____

Guest 7 Signature: _____ Date: _____

Guest 7 Print Name: _____

Guest 8 Signature: _____ Date: _____

Guest 8 Print Name: _____

Initials: Guest1: ____ Guest2: ____ Guest3: ____ Guest4: ____ Guest5: ____ Guest6: ____ Guest7: ____ Guest8: ____