

VERMONT: Rental Application/Agreement

Enclosed is my rental contract and rules. Please print, read, sign and email back to me. You must also provide a photo copy of your **Credit Card & Drivers License** for any possible damages above & beyond your provided Security Deposit. Prior to your arrival I will mail you the key or make arrangements locally for you to pick up a key onsite. Thanks so much and if you have any questions please feel free to contact me (via phone 10am-9pm or via email all other hours).

John Lydon
277 19th Street
#2B
Brooklyn NY 11215
917-873-8509

Dear Renter,

Thank you for choosing my condominium for your vacation. I hope that you have a pleasant stay. The unit is located @ The Killington Gateway Condominium. GPS: 66 U.S Rt. 4 (or 118 Gateway Court), building #2, **unit #6** in Vermont (Zip 05751). Additional charges: (\$36 for: all sheets, blankets & linens). **Heat shall be kept at 68 degrees. Excessive heat will incur additional charges.**

Driving directions: <http://www.killingtonvermontcondo.com/directions.htm>

Name: _____

Home Address & **ZIP**: _____

Email Address: _____

Business: (____) _____ - _____ CELL: (____) _____ - _____

Check-in date: _____, 4:30 pm (No early check-in please)
Check-out date: _____ by 10:30 am (\$75 per hour late checkout charge)

Number of people in party: _____ adults, _____ children, TOTAL: _____

Vehicle: Year, make, model, state & license plate of every vehicle that needs access to the Complex:

Total bill: Rental fee: _____ + \$36 linen fee + \$350 security deposit, TOTAL = _____
*If using PAYPAL there is a 3% service fee on the total amount you send (if using a credit card! If you use debit cards & checking accounts they are free). IF you cancel you will forfeit all monies paid EXCEPT the security deposit.

Signature _____ Date _____

Rental Rules & Regulations

SECURITY: A deposit of \$350 is due with final payment. A **photo copy of your Credit Card** is also required for any possible damages/charges above & beyond the initial \$350. Within 7 days after receiving the keys (or leases expiration if a wifi code is used) the deposit will be **refunded** to you and your photo copy of your Credit Card/ID will be shredded if the following rules are met:

NO DAMAGE is done to unit or its contents, beyond normal wear and tear. **Leave the condo in the condition that is was prior to your arrival** (the beds do not need to be made as I have someone who cleans linens & towels but make sure the sleep sofa's are put back in the upright sofa position) but the rest of the Condo must be cleaned prior to leaving. This includes but is not limited to cleaning out stove, microwave, refrigerator, emptying & removing all trash, **towel drying sinks & bath tub**. All debris & rubbish are placed in dumpster, soiled dishes are placed in the dishwasher & cleaned and no linens are lost. In other words, leave the Condo in the same condition as you found it. **There will be a cleaning charge if the above mentioned is not met (estimated cost \$75).**

Mail Keys back to me within 7 days after your rental period ends. **If keys are not sent back on time OR lost you will be charged a lock change fee (estimated cost \$150).** Mailing address: 277 19th Street, #2B, Brooklyn NY 11215.

NO PETS & NO SMOKING allowed (of any kind!)

LESSEE assures the LESSOR that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors.

LESSEE assures the LESSOR that any tenant who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant's guest(s).

LESSEE agrees that any tenant who is found using illegal drugs or allows others to use illegal drugs on the premises will be immediately denied continued occupancy at these premises.

LESSEE and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises. Renter is responsible for all guests on premises. Quiet hours are from 11pm-9am. If Management or Police are called to your unit during your stay for just cause (noise violations for instance) fines can & will be assessed for the first offense: \$50, second offense: \$100, third offense & each additional offense will \$200 & you will be denied access to the unit.

LESSEE agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; all furniture and fixtures kept in the same condition as at the beginning of, or may put in during the term of the lease.

LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

LESSEE agrees & understands the following: Foul weather can & will happen. There are no refunds available because of storms. If you lose electric, water or heat for OVER 36 consecutive hours you can choose to leave the home (after contacting me and after the 36th hour after contacting me provided I did not take adequate measures to schedule a service call within a reasonable amount of time for the workers to get there) & I will credit you back a prorated share of your rental rate. If you choose to stay after losing electric, heat or water I will credit you \$25 per day. Internet, toys, games, DVD's, NetFlix, cable tv, onsite activities such as tennis, swimming pool, etc have all been provided FREE of charge & therefore they have no value. If you are unable to use any of these mentioned items it does not require any such credit back to you.

Signature _____ Date _____