

Guest Reservation & Procedures

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Property Address: 1088 Ocean Blvd. Hampton NH 03842

Maximum occupancy: 2

Cottage Name: _____

1. Agreement:

This agreement shall be interpreted and enforced according to the laws of the State of NH. The invalidity of unenforceability of anyone or more provisions of this Agreement shall in no way effect any other provisions. This agreement may not be transferred or assigned. The Real Estate Network is the rental agent for the property owner and makes no decision with respect to rental, terms or property management.

Payment:

Rental deposit of 50% of the total price is due seven days from the reservation is made. The balance in full is due **May 1, 2009**. A \$50.00 returned check fee will be assessed to the reservation if a guest's check should be returned for any reason. Should the agent not receive the final balance by this due date, the guest **authorizes** the agent to charge the balance due on the reservation to the guest's credit card. Reservation made less than thirty (30) days prior to the arrival date must be paid in full at the time of booking.

Check in/Check out:

The guest acknowledges and understands that check in is no earlier than **3:00pm** and the check-out is no later than **10:00am** for Property Management Inspection. If departure is later than **10:00 am**, penalties will be assessed. There will be no refund for early departures for any reason, weather related or otherwise.

Guest upon arrival will be required to leave a credit card imprint with signature.

Name on Card: _____
Credit Card # _____ Exp date: _____

Signature: _____

Cancellations/ Insurances:

2. All cancellations must be made by notifying **The Real Estate Network** via certified mail. If it is necessary for guest to cancel a reservation and the period can be re-rented guest will receive a refund, less a cancellation fee of 25% of the total rent. If the cancellation period cannot be re-rented, the entire amount contracted shall be forfeited. There are NO exceptions. (please consider travel insurance offered)

- A) A home that is unacceptable to the guest is considered a cancellation.
- B) The Agent may cancel a reservation if, in its sole opinion, it is in the best interest of the owner.
- C) Rye Real Estate is not responsible for the weather or acts of God and there will be no refunds.
- D) That all personal property of the guest brought onto the leased property shall be at the sole risk of said tenant.
- E) That the owner and the guest agree that should the premises be destroyed by fire or other casualty so as to become unfit for human habitation that these terms shall be ended, and the guest shall be refunded for any rent term unused.

Our **Travel Insurance** protects you from losses you may incur because of unforeseen circumstances, such as illness, injuries, of Acts of God such as mandatory hurricane evacuations, and the like. Travel insurance must be purchased before 45 days prior to arrival or by final payment, whichever comes first. New reservations to arrive within 30-45 days, may purchase the Insurance at the time of booking only. Insurance covers complete rental cost including \$50.00 Damage Protection Guarantee, 7% Service Fee, 8% NH Tax. We recommend that you purchase this insurance. Please refer specific questions to 888-409-7749. (Product # 008085 P2-SS)

The owner and The Real Estate Network maintains no insurance insuring guest or any of the guest property and owner assumes no liability for any such loss. The owners and the Real Estate Network will not be liable for any bodily harm or injury to any persons on the premises. Guest shall indemnify and hold the above harmless from any and all such claims. The owner and Real Estate Network will not be responsible for any claims of damage to guest personal items or furnishings unless damaged by the guest negligence.

- F) Owner or owners Rental Agent makes no representation with respect to furnishings or property content. Owner has the right to change content of the property and the owner rental agent is not liable or responsible for those changes.

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Pets:

3. That no pets of any description shall be kept on the premises without permission of the Landlord, and if any pets are found on premises, this will constitute a violation of the terms and conditions of this lease and could result in immediate eviction. If said eviction occurs, all deposits made herein will be forfeited.
4. **Smoking:**
Smoking is not permitted inside any vacation properties at any time. If smoke is detected inside the property, applicable cleaning fees will be charged to your credit card.
5. **Occupancy:**
The guest will restrict occupancy to the stated limit for the reserved property at all times of occupancy, use of the premises and communal areas, shall not disturb or offend guest or residents. The agent has the right to terminate this agreement and evict disruptive guests without a refund. Moving furniture/wall hangings is not allowed. Guests agrees to the number of people limited on rental property.

That the guest agrees to allow the owner or his agent to enter and view the premises, both inside and outside: A) to inspect the premises; B) to make repairs and improvements thereto; C) to show the same to a prospective guest or purchaser; D) pursuant to a court order, and E) to protect the premises if it appears that said premises have been abandoned by the guest.

Groups: the agent is a family vacation rental company and does not allow any type of parties of large groups including, but not limited to weddings, receptions, or meetings allowed in properties under any circumstances. When found, all monies will be forfeited and guests will be asked to leave the property immediately.

That the guest shall not sublet the leased property, or any part thereof, to be used by others, (except the guest named herein, the guest spouse, children or guests for temporary visits with guest present) without the prior written consent of the owner.

Each of the persons identified as guest is jointly and severally responsible for the guest obligations herein.

Guest agrees to leave house clean in the same condition and ready for occupancy at end of lease term.

6. **Emergencies:**
The guest agrees that the agent and/or contractors or employees may enter the premises when the agent deems it necessary. Expel guest if breach of lease.
7. **Phone/Cable:**
Basic cable, internet service and local phone service (if stated on property information sheet), provided to the premises during the term of the lease. Guest should make arrangements for long distance independently.

8. Additional Provisions:

Parking – Only one (1) vehicle per cottage.

Keys – If you have lost or misplaced your keys to your cottage, please notify the owner. A fee of \$25.00 will be charged for lost keys. Please leave keys on kitchen table upon departure.

Cottage Cleaning - Cleaning is not included in the rental. It is the responsibility of the guest to leave the cottage thoroughly clean and tidy before you depart. A charge to your credit card will occur if the above is not adhered to.

- Please strip sofa bed and put all soiled linens (sheets/pillowcases) in one place.
- Wash dishes in sink and return to original location.
- Take out all trash to designated areas.
- Replace all furniture to original locations.

FAILURE TO ATTEND TO THESE ITEMS MAY RESULT IN A \$25.00 CHARGE

Inside Ovens & Refrigerators – Please clean any spills

Laundry - Please attend to any stains on bedspreads, sofa covers, upholstery or rugs when they occur. If you have no success, please contact the owner as soon as possible.

- No grilling outside of designated areas
- No fireworks
- No holes dug on property

WE TRUST THE COTTAGES WILL BE TREATED AS IF IT WERE YOUR OWN HOME. PLEASE TAKE CARE OF OUR PROPERTY DURING YOUR STAY AND LEAVE THE PROPERTY IN GOOD CONDITION SO THAT WE CAN PREPARE IT FOR OUR NEXT GUESTS.

Guest _____ Date _____

Guest _____ Date _____

Please sign and return. Print one copy for your records.

Int_____