GUEST LEASE RENTAL AGREEMENT

This Rental Agreement is entered into this ____ day of _____, _____by and between the Guest hereinafter named, and _____, herein to as "Lessor". Lessor agrees to lease the within described real property to Guest on the terms and conditions contained herein.

This Rental Agreement is subject to the following terms:

1. Guest hereby agrees to rent the (log home) (apartment) for the period commencing _____ and ending _____ at the (weekly) (monthly) rental rate of $_____. A refundable security deposit in the amount of $_____ shall be paid 60 days prior to the rental period by CERTIFIED OR BANK CHECK or MONEY ORDER. The security deposit will be returned to Guest within 30 days after Guest's departure, provided there is no damage or other loss to the rental unit. Guest is responsible for any and all damages which exceed the amount of the security deposit and payment of any and all amounts exceeding the amount of the security deposit shall be paid within 7 days of Guest's departure.
2. CHECK IN TIME is at 3:00 pm on Saturday at 411 River Road East, Morristown, New York. Check out time is at 9:00 am on Saturday. Unauthorized late check outs will be charged an additional day rental. Check in at the Rental office at 411 River Road East, Morristown, New York, is mandatory prior to any member of the party entering or parking at the unit. Violation of the provision will result in Lessor having the option of canceling this Lease Rental Agreement.
3. CANCELLATIONS: Upon confirmation, the unit is off the market to anyone else. Confirmation occurs when reservations are made and Lessor receives a rental deposit of $_____ in the form of a BANK CHECK or MONEY ORDER ONLY, along with a fully signed copy of the Guest Lease Rental Agreement and fully signed and completed Lease Application. Therefore, our cancellation policy is as follows: Cancellations made after confirmation and prior to 30 days before arrival date will result in a refund of 50% of the amount paid at that time. Cancellations made within 30 days prior to arrival will lose all monies paid. If the unit is re-rented, then a refund will be made in full less a $100 cancellation fee.
4. Balance of rent and/or security deposit is printed on the rental contract. All payments of rent and security deposits must be made by MONEY ORDER, BANK OR CERTIFIED CHECK or CASH. Personal checks are only accepted prior to 45 days before arrival. A $35 service fee will be charged for each returned check.
5. Linens are provided, however, Guest should bring paper goods, laundry & bath soaps and lawn chairs.
6. No rebates of rent will be granted for malfunction or breakdown of appliances, air-conditioning, television sets, or other equipment supplied. Repairs will be made as soon as possible. Guest understands and agrees that Lessor may enter the rental unit at any time for the purpose of making needed repairs. We will attempt to give reasonable notice of entry.

7. Guest understands and agrees that he/she may not sublet the rental unit or assign this agreement without the written permission of Lessor. Violation of this provision will result in eviction and forfeiture of all rental amounts paid.
8. Lessor shall not be liable for any injuries occurring in or on the rental unit property sustained by Guest, members of Guest family or any guest of Guest. Furthermore, Lesssor shall not be liable for theft, vandalism or other damage occurring to personal property kept in the rental unit or on the grounds of the rental unit.
9. Appropriate refunds or credits will be given to Guest should Guest be forced to evacuate the rental unit as a result of natural disasters or other acts of God, should the rental unit become damaged or become uninhabitable for any reason before Guest checks in. Lessor's sole obligation to Guest shall be to refund any rents and security deposits paid by Guest.
10. The use of fireworks is illegal in the State of New York. No fireworks are to be used on any portion of the property on which the rental unit is located. In addition, no fireworks are to be kept within the rental unit due to the fire hazard.
11. No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest or guest of Guest be arrested for underage drinking at the rental unit property or should Lessor observe a Guest or guest of Guest under the age of 21 drinking alcoholic beverages, this Rental Lease Agreement may be terminated and the Guest evicted at the option of the Lessor. Illegal drug use is strictly prohibited. Under no circumstances is furniture, bedding, mattress pads, utensils or any other property supplied with the rental unit to be taken out of the rental unit. Occupancy is limited to REGISTERED GUESTS ONLY. Absolutely no overnight visitors not listed on the Lease Application shall be allowed. In the event this occurs, your deposit may be forfeited by Lessor.
12. Excessive noise and/or loud stereos, television sets or musical instruments shall not be tolerated. Guests are expected to be reasonably quiet after 9:00 pm in respect of the neighbors. Should a complaint be logged with any law enforcement agency, a ONE HUNDRED DOLLARS ($100) fine shall be deducted from the security deposit for each complaint.
13. NO PETS ARE ALLOWED at the rental unit or on the property surrounding the rental unit. In the event Lessor discovers that there are pets present, Guest may be evicted at the discretion of Lessor and all rents paid shall be forfeited.
14. Children must be carefully supervised at all times.
15. SMOKING IS NOT ALLOWED in the rental unit or anywhere on the premises surrounding the rental unit.
16. The following items must be complied with before check out or Guest shall forfeit his/her security deposit:
a. Floors, carpet, bathrooms, kitchen sinks, dishes, silverware, utensils and the stove/oven shall be left in a clean condition.
b. Refrigerator should be left clean and free of food.
c. Windows and doors must be left closed and locked with the air conditioner set at 70 degrees.
d. All trash and garbage cans must be emptied in refuse containers located near the garage and left clean.
e. All litter must be picked up from the yard, front and back, and placed in the refuse containers.
17. Life guards are not provided. Swim at your own risk.

18. All guests under the age of twenty-one (21) must have a guarantor agreement signed by a parent or adult guardian.

19. Guest can be evicted by non-compliance of rules & regulations stated above. Should Guest be evicted by Lessor, Guest forfeits all monies paid.

*****PLEASE READ, SIGN, COPY AND RETURN ENTIRE CONTRACT - COMPLETE LEASE APPLICATION*******

RETAIN ATTACHED DIRECTIONS FOR YOUR USE.

LESSOR

_____

SIGNATURES OF NAMES ON RESERVATION

_____

_____

_____

_____

_____

_____

E-MAIL:_____

RENTAL PROP.:_____

DATE:_____

RESERVATION:_____