**2 SOUTH POINT ROAD, WEBSTER, MA 01570**

1. **PARTIES TO THE AGREEMENT**: This Rental Agreement (Agreement) is entered into by and between Wrecked At Ron’s LLC, having its administrative place of business at 2 South Point Road, Webster, MA 01570 (hereinafter referred to as “Agent”) and the Renter (hereinafter referred to as “Guest”)
2. **EXHIBITS** The rental invoice, included here, containing some of the essential terms of this agreement, shall be an integral and inseparable part of this Agreement, and shall be incorporated into this Agreement by reference.
3. **EFFECTIVE DATE** This Agreement shall become effective upon receipt of deposit.
4. **OCCUPANCY** Guest agrees that no more than 10 people shall be permitted on the Property at any time during the rental term, unless authorized by the Agent.
5. **SHORT TERM RENTAL** Guest desires to rent the premises described in the rental invoice (hereinafter referred to as “Premises”) and Agent desires to rent the Premises to Guest on a short term/transient basis, defined as occupancy by Guests, not to exceed the date agreed to in the reservation. In consideration of the mutual covenants, representations and warranties contained in this Agreement, Agent and Guest agree as follows:
6. **Condition and Use of the Premises**. The Premises is provided in “as is” condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Premises, such as internet access, as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. An Agent or Authorized Repairman may enter the premises during occupancy for any purposed connected with a report, care of maintenance of the Premises.
7. **Check-in/Check-Out.** The check in date and check out date are set forth in the rental invoice. Check in time is After 3:00 pm. Check out time is Before 10 am
8. **Deposits, Payments, Cancellations.** A minimum deposit of $500 must be made to hold the dates requested. The balance is due upon check-in. Guests shall pay by way of any of the following payment options: Cash, Bank Check, Money Order or Venmo.

Failure to uphold the reservation will result in guests’ loss of the $500+ deposit, in addition, the guest will be responsible for the remaining balance.

Refund of the deposit is only allowed if cancellation of the reservation is requested within 48 hours of the deposit.

Submission of deposit constitutes the Guests’ acknowledgement of this agreement and Guest agrees to adhere to the terms and conditions set forth.

1. **Cleaning fee.** You are renting someone’s home and are expected to leave the property as you found it when you checked in. The owner and/or the property manager inspects the home before and after each stay to ensure the home is clean and ready for the next Guests.

**If there is a 0 on the cleaning fee line of the invoice**, the owner has waived the fee, and Guest agrees to leave the property clean. However a cleaning fee plus tax will be charged upon departure if the guest fails to remove and properly dispose of all trash, leaves dirty dishes, kitchen items, pet hair, smokes inside, moves furniture and the like. Additional fees may be incurred in the event there are additional damages to the property

1. **Illegal** **Activity**. Guests shall not use the premises for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinances, nor commit waste or nuisance on or about the property. Use of illegal drugs by guests, or guests of guests, or drinking of alcoholic beverages by anyone under the age of 21 in or on the premises or any activity that results in the police being called to the premises may be grounds for immediate eviction without refund.
2. **Smoking policy**. There is no smoking inside the house. Unauthorized smoking inside the house may be grounds for eviction without refund.
3. **Pet Policy**. Unless specifically authorized by Agent, in writing, there are no pets allowed in the house, even if just visiting. Unauthorized pets may be grounds for eviction without refund.
4. **Parking policy.** Guests shall only use designated areas for parking and not park on any lawn.
5. **Open Flames**. No candles are allowed inside or outside the property. Possession or use of fireworks on the property is strictly prohibited. Fires are allowed within the confines of the fireplace, provided there is minimal or no wind.
6. **Glass**. All use of glassware and glass bottles of any kind are restricted to the interior of the property and the immediate deck area.
7. **Surrender of premises**. Upon the expiration of the term hereof, Guess shall surrender the Premises in as good a state and condition as it was at the commencement of this Agreement, reasonable use, and wear and tear thereof and damages by the elements accepted.
8. **Guests to indemnity**. Wrecked at Ron’s LLC. Guests agree that all personal property, furnishings, personal affects and other items brought to the Premise by Guests, or their permitted Guests and visitors shall be the sole risk of Guests with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever. Guests shall at all times during the term of this Agreement and thereafter, indemnify, defend and hold harmless Wrecked At Ron’s LLC and their agents, owners, successors, employees and contractors from and against any claims and expenses, including legal expenses and attorneys’ fees whether arising out of the death or injury to any persons or out of any damage to property and against any other claim, proceedings, demand, expense and liability of any kind whatsoever arising from Guest’s and Guest’s visitor’s rental and activities on the premises. Guest agrees to use any facilities or amenities entirely at the Guest’s own initiative, risk and responsibility.
9. **Severability**. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.
10. **Governing law and jurisdiction**. This Agreement shall be deemed to have been made in, and shall be construed pursuant to, the laws of the Commonwealth of Massachusetts. Agent and Guest agree that any dispute arising out of this Agreement shall be within the jurisdiction of Worcester County Court System, including but not limited to Worcester Superior Court.

**Submission of deposit constitutes the Guests’ acknowledgement of this agreement.**

**Guest agrees to adhere to the terms and conditions set forth.**