

# Rental Contract for Woodlands House, Chebeague Island, ME

This Short Term Rental Agreement is made by **Patricia Festino** and (Guest) \_\_\_\_\_, as of the date last set forth on the signature page of this Agreement. The parties hereby agree as follows:

Check in Date \_\_\_\_\_/2019. Check Out Date \_\_\_\_\_/2019

The property is located at: Carter's Point Road, Chebeague Island, Maine. This property is furnished with a combination of antiques and modern pieces and includes: Queen size bed, two sets of twin beds, in three bedrooms, dining room set with seven chairs, extra chairs available, bed linens, towels, dishes, eating and cooking utensils, kitchen appliances, outdoor propane grill, outdoor seating. We also have games and "island" broadband for your computer. All appliances are new as of summer 2015. We provide "starter" bathroom tissue, paper towels, soap, salt and pepper and some other spices and condiments. This year we may provide an "island" car for our guests. Exploration of the island is a requirement!

1. The Rental Party shall consist of \_\_\_\_\_ (Guest Name) and the following persons including ages of children.
2. The maximum number of Guests is LIMITED TO SIX persons including babies. Any person on the property during the "Guest's" stay is the responsibility of the Guest.
3. **Check in time is at the ferry, 5:00 PM Sunday** or later unless other arrangements have been made. Take the 4:30 bus to the ferry. **Check out is 9:45 AM Sunday** for the ten o'clock boat. You must leave by 10:00 AM so we can prepare for the next Guests. Cleaning Fees may be refundable depending upon the amount of time our staff requires to clean. If dishes are clean and put away, sheets are started with some in the dryer and towels and robes are washed, folded and back in their places and the home is swept and neat, the cleaning fee can be reduced or refunded. We have cleaning staff available for your stay if you don't wish to clean on your vacation. **Please leave it like you found it.**
4. This property requires a SEVEN night minimum stay during peak season. If the rental is taken for less than SEVEN nights during peak season, the guest will be charged the SEVEN night rate unless agreement is reached with the owner at the rate of up to \$250 a night, three night minimum (slightly higher weekend nights) and, if booked in the spring and if there is a vacancy.

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5. The Guest agrees to abide by the Rental Rules while at the property and shall cause all members of the rental party and anyone else the Guest permits on the property to abide by the rules while at the property.
6. The Guest shall allow Patricia Festino and/or subcontractor to access the property for purposes of repair and inspection. Reasonable notice shall be given.
7. Rental Rate and Fees;
  - a. A NONREFUNDABLE deposit of \$600.00 is due upon agreement to the terms of this contract.  
The deposit shall be applied toward the rental fees. If you cancel your time with us the deposit may be all or partially refunded only if a qualified replacement rental is obtained.
  - b. CANCELLATION POLICY We will try to accommodate date changes if the change does not leave us with an open week which we could have rented. Maine has a short rental season.
  - c. All rentals are subject to the Maine Lodging Tax (9%) of the rental rate which must be added to your balance due.
8. VRBO and Home Away have added their own fees to your rental, if booking through them. I have not included their fee in this contract. You will be billed by them with your deposit.
9. RULES - Please be considerate of the neighborhood by reducing outside deck and porch noise in the evening. We have families with young children close by please be quiet after 10 PM. Complaints to me could cause eviction.

NO FIRES OF ANY KIND anywhere on the property.

TRASH - All trash must be bagged and taken to the Transfer Station. We can deal with Sunday trash.

OCCUPANCY OF PROPERTY - Limited to six people listed in rental contract. Larger groups parties) must be agreed to by the owner in writing. An extra security deposit may be required. Do not have extra dinner guests. PETS - Under NO conditions will PETS be allowed. No kennel facilities exist on the island.

NO SMOKING is allowed inside any part of the house. Smoking outside on decks and porches is fine if butts are disposed of carefully. There is a container provided for butts.

DAMAGE AND SECURITY DEPOSIT - You will be billed for damage to the house or property, if repair costs exceed the security deposit, INCLUDING labor for repairs, missing or damaged

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items, damaged walls, furniture or appliances, stained linens or missing inventory, residue from smoking in the house, pet remediation, or the Car. You will be charged if the next guest requires compensation because they are inconvenienced by our inability to repair before their stay. You will not be charged for minor accidents such as a broken glass or normal wear and tear. Please let us know about broken dishes or glasses. **The security deposit** shall be returned upon our staff verification of no damage and within 30 days as Maine Law requires.

State of Maine Laws govern this contract. Disputes and arbitration shall be heard in the state of Maine. ***Please tell us in good time, that something broke so we can replace or repair it for you and our future guests.***

**PAYMENT IN FULL - Shall be due at least 60 days before the Check-in-Date.** If your reservation is made within 60 days of check in, full payment is required. We take checks or PayPal.

**Peak season is from June 15 to September 15. Off peak is from June 1-15 and September 15 to October 1. If you have stayed with us in the past you may be entitled to a discount.**

**10. Please send a copy of this agreement, pages through four, signed and dated with your deposit or full amount to: Patricia Festino, 12 Carter's Point, Chebeague Island, Maine 04017. Or, scan and email signed contract to me, payment by check or pay by credit card on rental website.**

	<b>Peak Season</b>
<b>Weekly Rental</b>	\$1750.00
<b>Cleaning Deposit - \$100 Refundable</b>	\$100.00
<b>Security Deposit Refundable</b>	\$400.00
<b>State Tax @ 9%</b>	\$157.50
	<b>\$2407.50</b>

**Please contact me about an "island car" for your stay.**

**We require a minimum of a \$600.00 to reserve your space. Total minus deposit due 60 days before check in. We suggest you pay half as the first payment. If you cancel in good time we will refund all but \$600 unless we can book your week. Then we will refund all.**

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Please write clearly. I use this form to mail deposit back to you.

Signature of Guest: \_\_\_\_\_

Please Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Address: \_\_\_\_\_ Street City

State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Feel free to contact me at any time for any further information or to give me suggestions for improving Woodlands House and its contents so your next stay will be better. You will be emailed our "Spring Letter" sometime in March. It will give you more information about the island and surrounding area, what to bring and how to get here. There is a booklet in the house that gives even more information about the area including passwords for internet.

We look forward to having you and know that you will find your "Chebeague Island Vacation" unique and memorable.

Sincerely Yours,

*Patricia Festino and Roman Folk*

12 Carter's Point  
Chebeague Island, Maine 04017 561-252-6195 [whosails@me.com](mailto:whosails@me.com)