

*Brewer Lake Cottage Rental*

*What a great pad!*



## Maine Lakefront Cottage Rental Agreement

### Rental Agreement

**ADDRESS:** 947 Brewer Lake Road, Brewer, Maine 04412

**CHECK-IN TIME** is AFTER 1 P.M. EST AND **CHECKOUT** is 11 A.M. EST. Early Check-in or late checkout can occasionally be arranged.

This is a **NON SMOKING** unit.

**PETS** - Pets are not permitted in rental unit with exception of certified therapy pets.

**PAYMENT** – An advance payment equal to 50% of the rental rate is required 2 weeks before arrival. The advance payment will be applied toward the rent. Please make payments via credit card or personal checks payable to *Hamilton & Fisher Enterprises*. Paypal and cash is also accepted. The **BALANCE OF RENT** is due on arrival.

**CANCELLATIONS** – A 2 week notice is required for cancellation. Cancellations that are made more than 2 weeks prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 2 weeks of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent.

**MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

**MAXIMUM OCCUPANCY** – The maximum number of guests is limited to six (6) persons.

**MINIMUM STAY** – This property requires a two (2) night minimum stay. Longer minimum stays may be

required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

**INCLUSIVE FEES** – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

**RATE CHANGES** – Rates subject to change without notice.

**FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

**PARKING** – Parking is limited to three (3) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

**WATER AND SEPTIC** – The rental is on a well and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars (\$200).

**STORM POLICY** – No refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
  - o Any unused portion of rent from a guest currently registered;
  - o Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
  - o Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

This property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**CREDIT CARD AUTHORIZATION** –

Please note: All credit card transactions are approved through Paypal. Check and cash are also accepted.

If you wish to use a credit card for this rental, please provide the following information:

Name on Credit card:

\_\_\_\_\_

Credit card billing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Type of Credit Card: MasterCard | Visa | Discover | American Express

Credit Card Number \_\_\_\_\_

Exp date \_\_\_\_\_ CVV (Security) Code \_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date \_\_\_\_\_