

WOODLAND CABIN

3. Rental Period

The period of this rental shall be **from** _____ **to** _____. The property will be ready for occupancy **from 3:00 PM on ARRIVAL DATE**, and must be vacated by **10:00AM PM on DEPARTURE DATE** (unless otherwise agreed in writing with THE OWNER).

4. Payment, Cleaning Fees and Damage Deposit.

The **RENT** for the period is \$250.00 per night (6 guests) at #_____ of nights payable as follows:

The **CLEANING FEE** is 10% of the Total Rental Fee

The full amount of the rental and cleaning fee _____ is payable by return, together with the signed rental agreement. Check to be made payable to Woodland Cabins, LLC and sent to:

WOODLAND CABINS LLC
P.O.Box 1923
Warren, Ma 01083-1923

For a one day event of over the standard six guests, there is an additional charge of \$500.00

If hosting an event, the maximum number of people is 35 and a portable toilet is required as well- please call for Woodland Cabins to arrange

A damage deposit check for \$500.00 is also required with the final event balance. This will be by separate check, which will not be cashed unless THE OWNER has a valid claim to make upon it. If no claims are made, then the damage deposit check will be voided and returned within 2 weeks after THE RENTER's departure from the property.

5. Utilities

THE OWNER will provide THE RENTER with water, heat, and electricity. All utilities are included in the total rental price.

6. Rental Rules

THE RENTER agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else THE RENTER permits on the property to abide by the following rules at all times while at the property.

Smoking is not permitted inside the **CABIN** . Pets are permitted. A pet deposit is required.

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7. Damage

The cost of any unreasonable damage caused by THE RENTER will be deducted from the damage deposit.

THE RENTER will be responsible for any damage caused in excess of the damage deposit and will be invoiced separately.

The damage deposit will be voided and returned to THE RENTER by THE OWNER after the owner/caretaker has inspected the property.

General Conditions

The maximum number of guests using the rental premises shall not exceed the total number stated in the rental agreement and conditions.

THE RENTER shall, at his expense, and throughout the period of the rental, keep the property in a state of cleanliness and in good condition and repair. THE RENTER acknowledges that at commencement of the rental, the property is in good and substantial repair except for any defect THE RENTER may report to THE OWNER's representative during the first day of the rental. THE RENTER shall leave the property in good repair and cleaned in accordance with The Cleaning Checklist. The Cleaning Checklist shall be completed and signed.

Any unsafe or dangerous condition must be reported to THE OWNER or his representative immediately. The renter acknowledges that the use of the property is entirely at the renter's risk. THE RENTER shall indemnify and save harmless THE OWNER against and from any and all expenses, costs, damages, suits, actions or liabilities arising from any and all loss of or damage to personal property, injury or death resulting from the use of the rental property, grounds, recreational equipment, farm animals (goats and chickens), and river/lake use.

9. Cancellation

If THE RENTER wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled in writing 30 days prior to the Check-in Date

50% if cancelled in writing 15 to 29 days prior to the Check-in Date

Refunds will not be given for cancellations made 14 days or less prior to the Check-in Date.

The renter assumes full responsibility for fulfilling the terms of the Short Term Rental Agreement and accompanying Terms and Conditions of Rental for the period stated.

Signatures

Owner: _____ Date:

Renter: _____ Date:

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Rental Rules

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of THE RENTER.
3. The cabin is privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owner is not responsible for the loss of personal belongings or valuables of the guests. 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.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses.
6. PETS are permitted only with prior approval and the Pet Addendum must be completed.
7. Parking: Parking is limited to 3 vehicles. Vehicles are to be parked in designated parking areas only. EVENT PARKING, determined by weather conditions and Woodland Cabins will be communicated to the renter prior to the event.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the cabin, 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.
9. Fireplace: The inside fireplace is a chimney vented, wood fuelled firebox. The wood box in the cabin is filled. Please collect dead wood from the property and replenish the indoor wood storage from the wood shed. Please do not throw any paper or other combustible materials in the fireplace. There are 2 outdoor fire pits. **Do not leave fire unattended.**
10. Water and Septic: The cabin is on a well and septic system. The water is potable, and a water system is in use. Please use water conservatively particularly during a drought. 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 any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$500.00 In the case of an Event, arrangements must be made for a portable toilet.
11. Storms: No refunds will be given for storms, unless a "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest or at the Cabin. [Mountain roads can be curvy and steep. Gravel drives are well maintained;

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however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road or weather conditions.]

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Pet Addendum

It is hereby agreed by and between Woodland Cabins, LLC (the owner) and _____ (the renter) that the owner will allow the renter to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet or pets as described below (maximum number of pets allowed is 2):

Type of Pet: _____ Name: _____
Color: _____ Weight: _____
Age: _____ Sex: _____

Type of Pet: _____ Name: _____
Color: _____ Weight: _____
Age: _____ Sex: _____

The renter hereby agrees to comply the following:

1. Renter to pay additional pet fee in the amount of \$20.00 per pet, per night.
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by the renter upon request):
 - a. May not exceed 50 lbs.
 - b. Must be at least 1 year of age or older.
 - c. Must be spayed or neutered.
 - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
3. All pets must be leashed at all times.
4. The renter is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.

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7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.

8. The renter should prevent pets from producing excessive noise at a level that disturbs neighbors.

9. Pet will not be left unattended for an undue length of time, either indoors or out.

10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

11. Farm animals to remain in enclosures while pet is vacationing with us at the cabin.

The renter shall be solely responsible for the pet while on the property.

Sign_____ Date_____

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Booking Confirmation

Dear Guest,

Thank you for choosing Woodland Cabin for your vacation. We hope that you have a pleasant stay.

The property is located at: 291 BOSTON POST ROAD WARREN, MA 01083-1923

Your confirmation is as follows:

Check-in date: _____ after 3:00 pm EST (No early check-in please)

Check-out date: _____ by **10:00 AM** EST

Number of adults: _____

Number of children: _____

Pets: _____

Pet Fee=\$ _____

Rental rate and fees are as follows:

Monthly=\$ _____

Seasonally=\$ _____

\$ _____ per night x _____ nights = \$ _____

Cleaning Fee is an additional 10% of total rent = \$ _____

EVENT FEE= \$ _____

Damage Deposit \$ _____

TOTAL \$ _____

Payment received \$ _____

Thanks, and have a great stay.

WOODLAND CABINS LLC 413-668-8364

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Departure Cleaning Checklist:

- Kitchen:**
1. Clean all dishes/cookware and return to appropriate places.
 2. Remove all food from refrigerator and freezer, wipe down shelves.
 3. Wipe down all counter surfaces and appliances (toaster oven, coffee maker, etc.)
 4. Vacuum floor
 5. Stove top should be left clean and free from grease
- Bathroom:**
1. Wipe down sink and shower/bathtub
making sure there are no hairs, toothpaste, water, etc.
 2. Vacuum floor to remove all hairs, etc.
- Living room:**
1. Check all surfaces and drawers to remove your personal belongings.
 2. Wipe all tops of furniture to remove soil.
 3. Vacuum floor.
- Bedrooms:**
1. Check all surfaces and drawers to remove your personal belongings.
 2. Wipe all tops of furniture to remove soil, water or anything that could ruin the furniture.
 3. Vacuum all floors.
 4. Check under beds for personal belongings.
 5. Place pillows neatly on bed.
 6. Linens and towels:
Towels will be provided for the number of people in the guest party.
You will be responsible for insuring that all linens and towels are left at the house when you vacate.
In addition, NO linens or towels may be taken to the beach. These are house towels and linens only. Thanks for your help in this matter.
You do not need to wash and dry and fold the linens and towels when you vacate.
Please strip linens off the beds that were used.
Put all the towels in the laundry room
- Dining room:**
1. Wipe down table, removing all crumbs and soil.
 2. Vacuum floor and remove crumbs and soil from chairs.
- Trash:**
1. Empty all trash pails from bedrooms, bathrooms, kitchen, etc. and place tidily on the front porch.
- Inspection:**
1. The property manager will go through the house subsequent to your departure.
 2. You are not expected to sanitize the toilets or floors but all of the above checklist items should be addressed, please.