

A Loon's Call - Saddleback Lake Home

RENTAL AGREEMENT

IT is hereby agreed that Christopher Weaver hereafter called LANDLORD, does hereby let and lease to _____ hereafter called TENANT, the following premises:

"A Loon's Call - Saddleback Lake Home", Dallas Plantation, Maine for a term beginning 2:00 pm, _____ and ending 10:00 am, _____

Said premises to be used for private residential purposes only to be occupied by NOT MORE THAN SEVEN (7) PEOPLE.

Please indicate number of people _____

TENANT AGREES AS FOLLOWS

Pay to the LANDLORD as rent: \$_____. \$_____ has been paid in advance on date of reservation request. Remaining \$_____ is due prior to check-in. If rent amount does NOT include 7% Maine State Lodging Tax it will be added to amount due.

The premises will not be sublet nor assigned without the written consent of the LANDLORD.

TENANT agrees to maintain the premises in the same condition as when received and will not allow any waste, misuse or neglect or should waste, misuse or neglect occur on the leased premises that the responsibility therefore shall be that of the TENANT unless damage occurs through the fault of the LANDLORD.

LANDLORD or his agents shall have the right with proper notice, to enter premises at reasonable times to examine or repair the same, to show to prospective renters.

No alterations shall be made to the premises, nor locks be installed anywhere.

That when the premises are vacated or abandoned and personal property is left in or near the premises, then such property shall be deemed abandoned by TENANT.

That the premises will be kept in a clean and healthy manner and no junk or garbage will accumulate in or near the premises. That no laws, statutes or ordinances of a jurisdictional governmental unit will be violated on the premises.

"INSUFFICIENT FUNDS OR CLOSED ACCOUNT CHECKS" TENANT agrees that any checks that TENANT deliver to LANDLORD will not be returned to LANDLORD for ANY reason. TENANT agrees that any violation of this section subjects the maker of such check to a \$30.00 FEE FOR EACH CHECK RETURNED.

That the premises will not be used in such manner as to generate noise (including Loud Music) which will disturb other neighbors, nor will neighbors be harassed or bothered in any manner.

That should any repairs be necessary, the LANDLORD will be notified as soon as possible.

That should LANDLORD incur any expense in enforcing the terms of this Lease, TENANT shall reimburse LANDLORD 100% for such expenses.

LANDLORD AGREES AS FOLLOWS

That upon payment of the rents due by TENANT and TENANT'S performance of his obligations under this Lease, TENANT shall have peaceful and quiet use of the premises during the term of the Lease.

In the event of a happening which makes the above described premises untenable, the LANDLORD shall have the option to declare this Lease void ; or LANDLORD may repair the premises and the obligation of the Lease shall continue to be binding upon the TENANT from the date of completion or rehabilitation.

IT IS MUTUALLY AGREED AS FOLLOWS

TENANT shall be responsible for Neatness of the surrounding area of the leased premises.

TENANT shall be responsible for disposing of any garbage in the Dumpster located at Saddleback Lake Lodge premises.

LANDLORD shall be responsible for snow removal in the drive and parking area only.

TENANT shall be responsible for Cleaning prior to departure. Additional cleaning that is deemed necessary by LANDLORD beyond normal 1 hour after departure cleaning time will be billed to TENANT and due within 10-days.

VENUE FOR LITIGATION OF THIS LEASE WILL BE STATE OF MAINE

It is understood by all parties hereto that additional pages of rules, regulations, and provisions attached hereto, read and signed by all parties shall be a part of this agreement.

It is understood and agreed that both parties have read, understood, and agreed to all of the foregoing and that they agree that any infraction of the above provisions shall constitute a breach of this agreement and provide grounds for immediate eviction and forfeiture of all moneys paid, including deposit.

Furnishings, appliances, appurtenances, and any other items provided are not to be removed from the premises or loaned at any time.

Other agreements are as follows:

DAMAGE DEPOSIT

No damage deposit has been collected. The TENANT agrees to be totally responsible for all damages caused by their guest and or the TENANT. Further the TENANT agrees to reimburse LANDLORD with full payment for all repair and or replacement required to bring the property back to the condition as was at the lease starting date.

LEASE AGREEMENT

NOTICE: You Have A Question About The Legality Of Any Provision Of This Agreement; You May Want To Seek Assistance From A Lawyer Or Other Qualified Person.

This Agreement and Lease made this _____ day of _____ 200_____

LANDLORD X _____

Christopher Weaver
217 Vaughan St, Apt 4
Portland, ME 04102
(207) 329-5048
email: chrishallweaver@gmail.com

TENANT Signature: X _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

Email Address: _____