

TERMS OF OCCUPANCY CONTRACT

- 1- **RESERVATION DEPOSIT:** All reservations require a \$400 Confirmation Deposit that is applied towards the total rental fee and NH Rooms and Meals tax. An additional deposit of 50% of the gross rent is due within 30 days or your reservation may be canceled without notice. Final payment is due 60 days prior to arrival (SEE CONFIRMATION).
- 2- **SECURITY DEPOSIT:** A minimum security deposit of \$400 is required on all rentals. If it is found that there is no damage of any kind incurred by Tenant, the security deposit will be refunded by check and mailed within fourteen days of check-out to the tenant whose name appears on the confirmation.
- 3- **CANCELLATION POLICY/PROCEDURE:** The total rental charge less security deposit and tax will be charged in the event of a canceled confirmed reservation, regardless of reason. If the property is re-rented for the same rate and time, the cancellation fee shall be 20% of the total room charge plus a \$50 administrative fee. Cancellation must be in writing.
- 4- **CHANGING RESERVATIONS:** Any change, cancellation or transfer of a confirmed reservation is subject to a \$50 administrative fee.
- 5- **PETS:** Pets are not allowed.
- 6- **CHECK-IN:** CHECK IN TIME IS AFTER 3:00 PM. Upon arrival, pick up keys at the office under the Main House.
- 7- **CHECK-OUT:** CHECK OUT TIME IS AT 10:00AM. Upon check-out, leave dishes washed, beds made, and property in clean and orderly condition. A charge will be made if all cleaning is not

completed in a satisfactory manner. Late check-out will result in extra charges equal to 1 full days rent.

8- **TRASH REMOVAL:** It is the responsibility of the tenant to place trash in containers for removal.

9- **HOUSE PARTIES/OCCUPANCY/VEHICLES:** We prefer family groups and qualified adults. House parties are prohibited. **Occupancy is limited to the number of persons as indicated in the house description attached to your confirmation.** No tents may be used. Please respect quiet time of 10 pm-8 am, for your enjoyment and the enjoyment of others.

10- **ITEMS NOT FURNISHED:** The rental property will not have linens, towels, soap or paper products. There will be pillows and blankets for all beds. Sheets, pillow cases, towels **and** washcloths are available for rent, with prior arrangement only. Highchairs and cribs are also available for rent by the week.

11- **MECHANICAL AND APPLIANCE FAILURE:** Management will use its best efforts to have mechanical (water, septic, electric and plumbing) and appliance failures corrected as soon as possible but cannot control the scheduling of outside service contractors. There will be **NO REFUNDS** for appliances or mechanical failures or breakdown. Management shall have the right to inspect and make repairs during rental period. Tenant shall be charged for any unnecessary maintenance calls or maintenance cause by abuse.

12- **UNFORESEEN CIRCUMSTANCES:** Owner is not liable for any acts of nature that would prohibit or limit the use of property.

13- **TENANT(S) HERBY AGREE(S):** to hold and save harmless Lighthouse Cottages and Owners from damages or injuries to personal property by reason of any cause whatsoever, either in or about the property rented or elsewhere.

14- **AT THE SOLE DISCRETION OF MANAGEMENT** , if a Tenant violates any of the terms of occupancy or property rules or regulations, the Tenant may be asked to immediately vacate the property without refund.

15- **CAMPFIRES/GRILLS:** Campfires are allowed in the campfire pit on the beach. Outdoor cooking is allowed with the provided grills.

16- **TENANT RESPONSIBILITY:** The person whose name appears on the confirmation is responsible for all terms and conditions set forth in this document.

TENANT AGREES TO ABIDE BY THESE TERMS OF OCCUPANCY UPON TENDER OF ANY PAYMENT.

LANDLORD: Lighthouse Cottages PO Box 5001 Weirs Beach, NH 03247

TENANT:

_____ **Phone** _____

Phone _____ **Alt**

TERMS: **Arrival Date** _____ **3pm**

Departure Date _____ **10am**

Unit _____

Rate _____

**Credit Card Information for hold until Cash or
Check Payment:**

CC#: _____

exp _____

Name on Card _____

LANDLORD _____

TENANT _____

Date: _____

Date: _____