

## **2011 Rental Rates & Fees**

### **Spring:**

May 28 through June 25 - \$1150.00 per week

### **Summer:**

June 25 through September 3 - \$1550.00 per week

### **Fall:**

September 3 through October 8 - \$1150.00 per week

### **Winter:**

October 8 - December 31 - \$1005.00 per week

\$185.00 per night (minimum of three nights)

### **Optional Fees**

Occupancy over 7 persons - \$50 per additional person per week  
(maximum of 9 persons)

Air conditioning - \$150 per week

## Short-term Rental Agreement

### **Property**

85 King Philip Road  
Brewster, MA 02631

### **Owner**

Sheldyn Costa  
1 Bayview Drive  
Brewster, MA 02631  
508-240-1613

### **Payment Method**

- Check/Money Order
- PayPal
- Credit Card:
  - Visa
  - Mastercard
  - American Express
  - Discover

### **Tenant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Town/City: \_\_\_\_\_

State: \_\_\_\_\_

Postal/Zip Code: \_\_\_\_\_

Country: \_\_\_\_\_

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

Occupancy Date: \_\_\_\_\_ (after 3pm)

Departure Date: \_\_\_\_\_ (before 10am)

# of occupants \_\_\_\_\_  Air conditioning

Total Rent: \_\_\_\_\_

Deposit Due: \_\_\_\_\_ (50%)

Balance Due: \_\_\_\_\_ (at occupancy)

### **Terms & Conditions**

I (WE), THE UNDERSIGNED, renting the above name property for vacation or recreational purposes, agree to the following conditions:

1. I (WE) are responsible for full payment for the entire rental period, a 50% deposit being due with the return of this Agreement, the balance being due before occupancy. Payments must be made by check, money order, travelers check, PayPal or credit card.
2. Failure to make payments when due will result in cancellation of this Agreement. Upon cancellation for ANY reason, monies will be refunded, less a 15% fee of the total rental amount due.
3. If I (WE) do not personally inspect the premises prior to signing this Agreement, I (WE) agree to accept the rental property, upon arrival, provided it meets the basic standards of habitability under Massachusetts law. In addition, I (WE) agree that we will not be entitled to a refund or rent money, relocation to another property and will have no claim or recourse against the the Owner.
4. Telephone toll calls are not included in rental fee. All toll calls must be charge by credit card or calling card.
5. Owner or Owner's Agent may enter the premises immediately, in the event of an emergency, in order to perform necessary repairs, maintenance, and with 24 hours notice, for normal maintenance or to show a prospective renter.

6. Occupancy (including small children, infants and visitors) is not to exceed 9 persons. If more than the maximum number is found to be occupying the leased property, this Agreement may be immediately terminated without refund.
7. Occupancy will commence after 3:00pm on the check-in date. The property will be vacated no later than 10:00am on the check-out date.
8. Occupancy of RV campers, tenting and campfires on the premises is strictly forbidden.
9. I (WE) shall be responsible for all damage or breakage and/or loss to the premises, except normal wear and tear and unavoidable casualties, which may result from occupancy.
10. The property will be left in the same good and habitable condition. Any damages or notable conditions found upon arrival will be reported to the Owner, within one (1) hour of occupancy. Otherwise, repair costs for any preexisting damages may be posted to my credit card.
11. The Owner shall provide utilities, furniture and fixtures, linens and towels.
12. Pets will be permitted on the premises given evidence that they are up-to-date on vaccinations as well as flea and tick free. I (WE) agree to properly secure and supervise said pet and obey ALL local animal control ordinances. Failure to provide the aforementioned will result in the termination of this Agreement without refund.
13. Owner shall not be liable to Tenant, tenant's guests, licensees or invitees or any other person for any injury, loss, or damage to any person or property on or about the premises. Tenant shall hold Owner harmless and indemnified from and against all loss or damage occasioned by the use or misuse or abuse of any part of the premises and from or against any omission, neglect, or default of Tenant, his guest, licensees or invitees.
14. This Agreement may not be assigned or the property sublet, and is for Tenant's use only.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**Valid Credit Card information must be provided regardless of payment method.**

Credit Card Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

CVS#: \_\_\_\_\_ (located on back of card)

Cardholder Signature: \_\_\_\_\_