

5 Mill Lane Rental Agreement

Lessee Name: _____ (required)
Lessee Street Address, City, State: _____ (required)
Lessee Phone: _____ (required)
Lessee Email: _____ (required)
Number in party: Lessee and all overnight Guests: _____ (required)

Names of Guests:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

(Maximum number of overnight Guests allowed is 8.)

1. Lessee and Guests:

Overnight occupancy is limited to the Lessee and the Guests named above. No additional Guests are allowed. In no event may the number of overnight guests in the party exceed 8 persons.

2. Occupancy and Check-in Date:

As stated in your booking confirmation email. Note that the check-in time is **3:00 pm** or later. Early check-in may be possible, but please check in advance to see if available.

3. Check-out Date:

As stated in your booking confirmation email. Note that the check-out time is **10:00 am**. The cleaning staff arrives at 10am.

4. Rental Fee:

The total rental fee will be stated in the "Price" line your booking confirmation email, based on a standard rental fee of \$900 per night plus a 3.5% processing fee and a 4% Warren county Occupancy Tax. Note that the "Total Price" line in the booking confirmation email includes the \$600 refundable Security Deposit.

5. Security Deposit:

The \$600 Security Deposit will be refunded or credited to you within 7 days after your Check-out Date by regular post if you fully comply with all terms of this Agreement. Please note that failure to comply with the no smoking and no pets rules will cause this Agreement to be terminated, you will be required to vacate the premises and you will forfeit the Rental Fee and the Security Deposit. Occupancy by additional persons not

listed in this Agreement will also cause you to lose your Security Deposit. The townhouse is well-appointed and most furnishings are new. A detailed inventory is maintained and checked. You will be held responsible for any breakage, damage or loss.

6. No Smoking:

Smoking is strictly prohibited in the Townhouse and surrounding area.

7. No Pets:

No pets are permitted in the Townhouse and surrounding area at any time.

8. Cancellation Policy:

If you need to change or cancel your reservation your Rental Fee will be refundable LESS a mandatory \$200 administration fee if we are able to replace your complete reservation with another party at the same rate. The 3.5% Processing Fee is not refundable. If we replace part of your reservation your Rental Fee will be returned minus the difference and the \$200 administration fee. Cancellation within two weeks of the reservation date will result in forfeiture of the Rental Fee.

9. House Rules and Important Information:

- **Sheets and Towels**-- Sheets and towels will be provided. Please do not leave wet towels on the floor or furniture. Please hang wet towels in the bathrooms.
- **No Shoes Inside**-- Please bring slippers with you for use during your stay. We ask that no boots or shoes be worn inside the townhouse at any time. Please leave them in the front entryway and enjoy your slippers.
- **Care of Home**-- Please treat this home with the same standard you apply to your own home. Eating is restricted to the kitchen and dining room. Please let us know if something breaks or if you encounter difficulty of any kind.
- **Skis, Snowboards, Sleds, etc.**-- Please do not bring skis, poles, snowboards or sleds into the townhouse. Leave them outside.
- **Heating and Air Conditioning System**-- The heat / AC should never be adjusted by more than two (2) degrees at a time. Generally, the entire house is most comfortable if you keep the heat set between 66 and 68 degrees in the winter and 74 and 76 degrees in the summer. If you set the heat too high the bedrooms may become uncomfortably hot. On departure at the end of your stay please set the heat at 65 degrees or the air conditioning at 74 degrees depending on the season.
- **Gas Fireplace**-- Please enjoy the fireplace. The control remote is in the livingroom. Please be sure to turn the fireplace off when you depart or retire for the evening. Also, please turn it off if it gets too warm. Please do not run the fireplace during the summer.
- **Laundry**-- Washer and dryer are located on the lower level. Please take care when operating and do not overload the machines.
- **Lights**-- Please turn OFF all lights when you leave the townhouse.
- **Snowplowing**-- If there is a snowstorm the roadway and parking area will eventually be plowed. It would be appreciated if you would move your car when the plow is in the area so the parking area can be properly cleared of snow.

- **Trash and Recycle Rules--** Please separate garbage and recycle items. North Creek has a single-stream recycling program. There are two bins in the pullout drawer next to the refrigerator. If the bins fill up please empty them into the appropriate dumpsters at the end of Mill Lane. Please empty the bins in the townhouse into the dumpsters at the end of your stay. You will forfeit \$100 of your Deposit if the garbage is not emptied on departure.
- **Food--** Please empty the refrigerator and take all leftovers with you at the end of your stay.
- **Coffee--** The townhouse is equipped with a Keurig K-cup coffee machine. Please bring your own supply of coffee, tea, etc.
- **WiFi--** WiFi User ID / WiFi password: (Information will be provided at check-in.)
- **Housekeeping:** The townhouse will be fully cleaned prior to your arrival. Daily housekeeping will not be provided.
- **Security System and Fire Alarm--** If the alarm goes off, please contact Mahoney Notify-Plus at 518-793-7788. Please note that you will be charged a fee of \$200 in the event the fire alarm system is triggered with a false alarm. Please take care when cooking to make sure your food is properly attended. In this regard we suggest that you DO NOT USE the oven broiler.
- **Contact Numbers--** Please contact us at 917-699-3815 or 203-619-3892 if you have any issues or difficulties.

10. Entry:

We may at reasonable times enter the townhouse to examine, make repairs or alterations or show to potential buyers or renters. We will make reasonable efforts to notify you in advance.

11. Waiver of Liability:

The Lessee acknowledges that there are hazards connected with the use of the Premises including those associated with snow and ice, slippery conditions, roadway hazards, fire, electric shock and other hazards without limitation. The Lessee voluntarily accepts all risk of personal injury, death and property damage (including personal property) to Lessee, members of Lessee's family, employees, guests, contractors or anyone on the Premises with Lessee's permission, which injury or damage or death results from the use of the Premises. Furthermore, Lessee agrees that it will not make a claim against or sue the Lessor, Owner, Owner's Agent, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of any of these, for any bodily injury, death, or property damage. Lessee understands that this is a release of the Lessor, Owner, Owner's Agent, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of any of these from any and all liability with respect to any claims brought by invitees for any damage or injury. Lessee agrees to fully indemnify and protect Lessor, Owner, Owner's Agent, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of any of these from any expense or loss suffered by them as a result.

In consideration of the foregoing the parties have signed this Rental Agreement as of the following date:_____.

Lessee:

By checking this box Lessee agrees to the terms of this Rental Agreement.

Lessor:

/signed/ Ski Bowl Holdings One, LLC (Owner's Agent)