

RENTAL AGREEMENT

for the Phil & Eileen Knowles Camp

47 Worman Road, Westport NY

Rental Period: _____

1) Weekly rental is \$1500. A 25% deposit is required to hold your reservation. Once we receive the deposit we will email you a copy of the rental agreement and a statement of funds due. Your deposit is refundable (less a \$100 administration fee) if you give us at least 60 days notice. The balance of the rent is due 60 days before your arrival date, along with a \$500 security deposit (see paragraph 2).

Make checks payable to: Philip D. Knowles
Please mail to: 11 Pine Knoll Road, Lenox, MA 01240

2) DAMAGES/SECURITY DEPOSIT: Damages include accidental breakage or damages to the property in excess of "normal wear and tear" which is deemed to be a maximum of \$50.00 USD. Any damages in excess of this amount will be deducted from the \$500 security deposit. Your Security deposit will be refunded (less any damages or excessive long distance phone charges) within 30 days after departure.

3) CHECK-IN TIME is 4:00 PM: Please do not use the camp before this time, unless we have agreed upon an earlier time. We make every effort to have the camp ready by 4 PM, but cannot guarantee. CHECK-OUT TIME is 11:00 AM.

4) If Guest violates the conditions or restrictions of this Agreement, the Guest agrees that the Agent and/or Owner of the property may terminate this Agreement and enter the Cottage. Upon notice of termination of the Agreement, the Guest and all invitees of Guest shall vacate the Cottage immediately without being entitled to any refund of rent or security deposit.

5) INDEMNIFICATION OF AGENT BY GUEST: Guest agrees to indemnify and save Owner, its employees, other Agents and Managers, free and harmless from any claim or liability for any loss or damage whatsoever arising from, related to, or in connection with rental of the Dwelling, including but not limited to any claim or liability for personal injury or damage or loss of property which is made, incurred or sustained by any Guest or any Guest's invitee.

6) Please note: Smoking not permitted; pets not permitted

7) CANCELLATION POLICY: Cancellations are effective on the date written notice is received by letter or e-mail. The following assessments will apply:

- more than 90 days prior to arrival: \$100 administrative fee will be charged
- less than 90 days but more than 60 days prior to arrival: 50% of rent
- 60 days and less: 75% of rent
- If you cancel but we succeed in renting your week to someone else at the normal rate, only the \$100 administrative fee will apply.

8) Regarding Early Check-out and/or No-Shows: Guest agrees that once they have checked in, no refund will be made for early check-outs. If Guest does not cancel the reservation and does not arrive for the Guest's rental period, all monies paid will be forfeited.

25% Deposit at signing of agreement, to hold reservation: \$375 (for 1 week)

Name & address of Guest _____

Telephone & email, please _____

Name & address of Owner Philip Knowles
11 Pine Knoll Road
Lenox, MA 01240
413-637-3515 phildk2@verizon.net

Signatures:

Guest: _____ on _____

Owner: _____ on _____

Note: We'll send you an information and instruction letter about the house and the area before your arrival date. Please feel free to call or email us at any time.

This copy for: *Guest* *Owner*