

Sample Rental Agreement

This agreement is made between:

John Doe as Landlord and Joe Smith as Tenant
for the use of the premises at 123 Rural Way, Jamaica, Vermont from
4pm December 11, 2003 to 11am December 15, 2003.

Rent Amount: \$1,200

Security Deposit: \$400

The Tenant and the Landlord hereby agree to the following:

1. The Tenant certifies that the premises will be occupied by: 4 adults and 2 children.
2. **The Tenant shall seek the Landlord's approval of any changes in the number of guests. The Landlord reserves the right to cancel this Agreement or change the Rent Amount when the number of guests changes. At no time the number of adult guests shall exceed 6 and the total number of guests (including children) shall exceed 8.**
3. The Tenant shall not sublet, rent, or sublease any part of the premises to any third party.
4. The Tenant shall use the premises only for vacation purposes.
5. The Tenant shall not keep on the premises any article or substance that is illegal, noisy or dangerous.
6. The Tenant and their party shall not engage in any activity that might endanger or otherwise disrupt peace and quiet of the neighbors.
7. The Tenant shall be responsible for properly storing and disposing of household garbage as well as fireplace and grill ashes.
8. The Tenant shall be responsible for all long distance phone charges incurred during their stay.
9. **Linens shall be supplied by the Landlord. The Tenant shall wash-dry used linens before leaving.**
10. The Tenant shall not perform any repairs without the Landlord's or Caretaker's approval.
11. If the premises become uninhabitable due to a catastrophic system failure (e.g. no water, heat or electricity) or a force major event such as flood, earthquake, fire, nuclear explosion, war, etc., the Landlord reserves the right to cancel this Agreement and reimburse the Tenant for the number of nights deemed uninhabitable. Except for the prorated Rent Amount, the Landlord shall not be held liable for any damages incurred by the Tenant due to the premises being unfit for occupancy due to any failure of any system, fixture, equipment and/or appliance. The Landlord shall have no obligation to the Tenant to repair or replace the premises.
12. **No pets shall be kept on the premises.**
13. **No smoking is allowed on the premises.**
14. The Tenant shall leave the premises in reasonably same state of tidiness as they find them upon arrival.
15. The Landlord shall return the security deposit (minus any long distance phone charges and damages, if any) to the Tenant after the Landlord receives their phone company's bill (28th of each month).
16. The Landlord shall fully refund the Tenant for reservations cancelled 60 days prior to the arrival date. Reservations cancelled less than 60 days prior to the arrival date shall not be refunded by the Landlord.
17. If the Tenant and/or their party violate any article of this Agreement, the Landlord may immediately terminate this Agreement and may enter the premises and exclude the Tenant. In the event of such termination, the Tenant agrees to forfeit all the monies paid to the Landlord including the security deposit.

TENANT: _____

Address: _____

Phone 1: _____

Phone 2: _____

Signature: _____

Date: _____

LANDLORD: _____

Address: _____

Phone 1: _____

Phone 2: _____

Signature: _____

Date: _____

Caretakers: John and Karen Richards, 802-555-2233.

Rental Agreement

This agreement is made between:

_____ as Landlord and _____ as Tenant
for the use of the premises at _____ from
_____ to _____.

Rent Amount: _____.

Security Deposit: _____.

The Tenant and the Landlord hereby agree to the following:

1. The Tenant certifies that the premises will be occupied by: _____.
2. **The Tenant shall seek the Landlord's approval of any changes in the number of guests. The Landlord reserves the right to cancel this Agreement or change the Rent Amount when the number of guests changes. At no time the number of adult guests shall exceed 6 and the total number of guests (including children) shall exceed 8.**
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TENANT: _____

Address: _____

Phone 1: _____

Phone 2: _____

Signature: _____

Date: _____

LANDLORD: _____

Address: _____

Phone 1: _____

Phone 2: _____

Signature: _____

Date: _____

Caretakers: _____.