

RENTAL AGREEMENT

It is agreed this day _____ of _____, 2006, that
TENANT, _____ having an address
at, _____ will rent 114-
A Forest Woods Condominium in Lincoln New Hampshire. This occupancy will be
in the form of a Vacation Rental only and not constitute a permanent or primary
residence. Occupancy shall begin on _____ and terminate
on _____.

***SECURITY:** Security is required in the amount of \$500. It is payable prior to occupancy and is due in a personal check two weeks prior to rental. Security will be held in a interest bearing account. Applicable security will be returned to the TENANT within 10 days after departure. All or part of the security may be withheld in the event of property damage and/or excessive utility charges are incurred. In such an instance the TENANT will be notified within 10 days of vacating the property as to the amount withheld and the reason. **THE SECURITY DEPOSIT SHALL IN NO WAY BE USED AS RENTAL PAYMENT.**

***PAYMENT:** In the amount of \$ _____ is required to cover rental for the period from _____ to _____ payment and security is due by _____ to reserve the dates.

***CHECK-IN/CHECK-OUT:** After 3:00 upon arrival and before 11:00 upon departure.

***CANCELLATIONS:** Cancellations must be made in writing as least 30 days prior to the scheduled arrival date. You will forfeit your deposit if you cancel and the property is not re-rented. If re-rented, all money will be returned within 14 days.

***UTILITIES:** All utilities are included. Please turn off A/C at check-out. Failure to turn off A/C may result in a hold-back on security.

***PETS:** No pets.

***NO SMOKING POLICY:** No smoking is allowed inside the house whatsoever. If smoking does occur, a portion of the security may be held.

***CLEANING:** Will be the responsibility of the Owners.

***ILLEGAL DRUGS:** Under no circumstances shall any illegal drugs be allowed on the property. TENANT understands that possession and use of any such substance is grounds for immediate eviction and forfeiture of payment. TENANT further waives any and all rights to recourse against the OWNER for enforcing this clause.

***PHONE CALLS:** We do not have a phone line in the house. Please bring your cell phone.

***HOLD HARMLESS AND INDEMNITY:** OWNER of rental property shall not be liable for any damages and or injury to TENANT and or guests, or personal property due to TENANT'S acts, actions and neglect. TENANT agrees to hold OWNER harmless against any claim for damages and or injury.

***OCCUPANTS:** The occupancy of the house is limited to the number of persons described in this agreement.

***QUIET ENJOYMENT:** TENANT and their guests agree not to violate the quiet enjoyment of the surrounding neighbors and respect their privacy and property.

***SAFETY:** TENANT agrees that they will be responsible for the safety of their children in the sports complex pool. It is understood that there is no life guard on duty.

***KEYS:** Keys will be mailed and returned after stay.

Tenant One
Name:
Driver's License No.
State
Address:
Social Security #

Agreed by TENANTS _____