

Dear ,

Thank you for choosing our home for your vacation. We hope that you have a great stay.

The house is located at:

Your confirmation is as follows:

Check-in date: after 3pm EST (No early check-in please)

Check-out date: by 10am EST

Number of adults:

Number of children:

Number of dogs: 0

After I receive your **\$200** deposit, your bill and payment schedule are as follows:

\$1308 (Total) = \$1200 (rental rate) + \$108 (9% Maine State Tax)

1st payment of \$654 **due** (60 days prior)

2nd payment of \$654 **due** (14 days prior)

Please sign and return the rental rules outlined below. ***Your reservation becomes invalid if I don't receive your deposit and signed agreement within 10 days of the invoice date.*** As soon as I receive your final payment, I will send/call the lock box/key instructions.

Thanks, and have a great vacation!

Jack and Elizabeth Jury

Invoice

John E Jury
Email: jackjury@comcast.net
413.572.2958 (Home)
413.563.2053 (Jack's cell)
413.297.3979 (Elizabeth's cell)
413.568.1389 (Fax)

Date:

Reservation Information

Guest Information:

Check-In Date: after 3pm EST (No early check-in please)

Checkout Date: by 10am EST (No late checkout please)

Number of Guests:

Property Address:

Lamoine, ME 04605

Payments

Security Deposit	\$200.00	PAID: Check #
Rental Rate	\$1200	
Taxes (9%)	\$108.00	
Total Rental Payment DUE:	\$1508.00	

Payment Methods Accepted:

Personal/Bank Checks made payable to John E Jury

Rental Rules (3 pages)

ADDRESS:

CHECK-IN TIME is AFTER 3 P.M. EST

CHECKOUT is 10 A.M. EST.

NO Early Check-in or late checkout.

This is a NON SMOKING unit. Smoking of any kind is not permitted in the house. This includes, but is not limited to, cigarettes, cigars, pipes, tobacco or otherwise.

PETS -

PETS are permitted in our home **only with prior approval**. \$150 per pet, per week fee applies. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. **Pets must be crated when in the home unattended.** All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The home owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of \$200 is required. This must be received within ten (10) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments via bank or personal checks payable to John E Jury. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.

CANCELLATIONS –

CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of

the arrival date, may forfeit the full advance payment if the week does not subsequently get rented. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) may be assessed.

MINIMUM STAY – This property requires a seven (7) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than seven nights, the guest will be charged the seven-night rate.

INCLUSIVE FEES – Rates include a one-time towel setup. Cleaning fees are included in the weekly rate.

NO DAILY HOUSEKEEPING SERVICE –

While only bath towels are included in the unit, daily maid service is not included in the rental rate. We expect that renters will keep the house in clean condition during their stay. We suggest you bring beach towels. We do not permit house towels to be taken from the house.

RATE CHANGES – Until confirmed with a deposit, rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING –

Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

WATER AND SEPTIC – Our house is on a well and septic system. The mineral content in the water is high. During a drought or early season, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars (\$200).

STORM POLICY–

HURRICANE OR STORM POLICY – No refunds will be given unless:

- The state or local authorities order mandatory evacuations and/or

- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms, summer or winter. Gravel drives are well maintained; and main roads are plowed as well. We do not refund due to road conditions.

TRAVEL INSURANCE – We do not require travel insurance, but if you wish to purchase travel insurance, it is the sole responsibility of the renter to do so.

Our home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign _____ Date _____