

SHORT-TERM RENTAL AGREEMENT

This lease made this «LeaseDay» of «Lease Month», «LeaseYr» by and between **ANDREW BONFIGLI and SUSAN A. BONFIGLI** of Grand Isle, County of Grand Isle and State of Vermont (hereinafter referred to as “Lessors”) and «First» «Last» of «City» (Town/City), County of «County» and State/Province of «State» (hereinafter referred to as “Lessee(s)”).

Lessors lease to Lessee(s), and Lessee(s) lease from Lessors that certain lands and premises located in the Town of Grand Isle, County of Grand Isle and State of Vermont, being a certain 2-bedroom cottage located at xxx US Route 2 in the Town of Grand Isle, VT (hereinafter referred to as “rental premises”), said premises owned and managed by Lessors. Said premises are leased upon the following terms and conditions:

1. The rental premises are leased for short term occupancy as a private dwelling to Lessee(s) and are not to be used for any other purpose, or occupied by any other person, other than transient friends and relatives who are guests of Lessee(s), without first obtaining Lessors’ written consent to such use.

2. The term of the lease shall be for «NumDaysWeeks» «StayUnit» beginning «CheckInDate» and ending «CheckOutDate». Check-in day shall be «CheckInDate» at «CheckinTime» or later. Check-out day shall be «CheckOutDate» at «CheckoutTime» or earlier. Keys shall be returned to Lessors by «CheckoutTime» on «CheckOutDate». Late check-out is available for an additional fee of Fifty US DOLLARS and 00/100 (\$50.00) per hour or partial hour.

3. The period rent for the leased premises is «FullWords» US Dollars («FullRent»). One-half (1/2) of the period rent in the amount of «HalfWords» US Dollars

(«HalfRent») shall be due thirty (30) days in advance prior to check-in day and shall be non-refundable. Payment shall be made by personal check or bank check in US funds and shall be forwarded directly to lessors OR payment will be made by credit card using the interface provided by the lessors. A final payment for the remaining rent in the amount of «HalfWords» US Dollars («HalfRent») shall be due two (2) weeks prior to check-in day and shall be non-refundable. An additional nine percent (9%) shall be collected with each payment for Vermont Meals and Rooms Tax in accordance with Title 32, Chapter 225 of the Vermont Statutes Annotated. Prorated refunds are offered only when mandatory evacuations are directed by local authorities due to strong windstorms, hurricanes, etc.

4. The sum of TWO HUNDRED and FIFTY US DOLLARS and 00/100 (\$250.00) shall be paid by Lessee(s) as a damage/security deposit for said premises. Said damage/security deposit payment shall be due at least thirty (30) days in advance to check-in day and shall be non-refundable, except at the end of the lease if all terms and conditions of said rental agreement are fulfilled. This agreement does not become active until Lessor receives this damage/security deposit securing the desired rental dates specified in Item 2 of this agreement.

5. Parties herein agree that said rental premises must be returned upon check-out in the condition in which it was received upon check-in and furnishings, fixtures and property shall be maintained in good order throughout tenancy.

6. Parties herein agree that the number of overnight/daytime guests shall not exceed six (6).

7. Parties herein agree said rental agreement does not include maid service. Clean bath towels (6) and bed linens (one set per bed) shall be provided for period of tenancy.

Additional linens and bath towels shall be the responsibilities of Lessee(s) herein and shall not be provided. Basic soaps, paper towels, toilet paper and cleaning supplies shall be provided by Lessors and Lessors request these items be used in a prudent manner.

Lessee(s) acknowledge that use of appliances shall be for their intended use only.

8. This rental agreement shall include removal of one (1) closable forty-five (45) gallon trash bag or equivalent per rental period. Said trash shall be removed by Lessees on check-out day to the appointed outside trash containers. Should Lessee(s) leave extra trash, an additional charge of TEN US DOLLARS and 00/100 (\$10.00) per forty-five (45) gallon trash bag or partial bag shall collected from Lessee(s) upon check-out. A container for recyclable items will be made available. Recyclable items will be collected free of charge. However, if trash is intermingled, the entire recycle container will count towards the trash allotment.

9. Lessors shall have the right to enter the leased premises for inspection at all reasonable hours upon notice to Lessee(s) and whenever necessary without prior notice to make emergency repairs and alterations.

10. Lessee(s) shall keep no pets on or about said rental premises. Should Lessee(s) violate no pet policy, Lessee(s) will be requested to immediately vacate said rental premises and no refund of monies shall be given.

11. Lessee(s) or transient friends and relatives of Lessee(s) shall not smoke in or about the rental premises. Should Lessee(s) or transient friends and relatives of Lessee(s) violate no smoking policy, Lessee(s) shall be immediately asked to vacate said rental premises and no refund of monies will be given.

12. Lessee(s) agree they will not commit waste on the rental premises or maintain

or permit to be maintained a nuisance thereon, or permit the premises to be used in an unlawful manner. Lessee(s) agree to be respectful of neighbors and keep night time noise to a minimum.

13. Lessee(s) agree that no feminine products, diapers, paper towels, coffee grounds, food scraps, grease or other foreign objects shall be flushed down the toilet or any drain at any time. If it is found that anything other than bodily waste or toilet paper have been put into a drain or flushed and clog the toilet and/or septic system, Lessors retain the right to charge damages to Lessee(s) up to the amount of TWO HUNDRED and FIFTY US DOLLARS and 00/100 (\$250.00).

14. Lessee(s) shall not assign this rental agreement nor sublet the rental premises hereby leased or any part of their interest thereof.

15. The parties agree that the laws of the State of Vermont will govern all disputes under this lease and determine all rights hereunder.

16. Should either party utilize the services of an attorney to enforce any of the conditions or covenants contained in this rental agreement, then and in that event, the prevailing party shall be able to recover its legal fees from the other party.

17. Lessors shall not be responsible for any loss to personal property of Lessee(s) through any means, whether it be fire or theft. Lessee(s) shall be responsible for obtaining traveler's insurance at their expense.

18. Lessors shall not be responsible for accidents, injuries or illness.

19. Lessee(s) are responsible to convey the terms and conditions of this rental agreement to guests, transient friends and relatives of Lessee(s) and Lessee(s), guests, transient friends and relatives of Lessee(s) shall abide by the terms and conditions

contained herein.

20. Parties herein agree that parking is available in designated areas only.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above mentioned.

ANDREW BONFIGLI – Lessor

SUSAN A. BONFIGLI – Lessor

«First» «Last» _____ – Lessee

_____ – Lessee

_____ – Lessee