

## Vacation Home Rental Agreement

This agreement, entered into on \_\_\_\_\_ by and between Skiscape LLC and \_\_\_\_\_ hereinafter called respectively Lessor and Lessee.

WITNESSETH; That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of the Lessee, said Lessor does hereby demise and let unto the Lessee, and Lessee hires from the Lessor for use as a residence those premises located at 288 Dean Hill Road in Killington, Vermont for tenancy on a day to day basis commencing on \_\_\_\_\_ at 4PM and ending on \_\_\_\_\_ at 11AM at a rental of \$ \_\_\_\_\_ (plus 10% Tax and a \$500 damage deposit). An initial deposit of \$ \_\_\_\_\_ (50%) is due and payable upon the signing of this agreement and the balance of \$ \_\_\_\_\_ (50%) plus the \$500 damage for a total final payment of \$ \_\_\_\_\_ is due at least ten days before commencement of the rental period.

It is further mutually agreed between the parties as follows:

1. Lessee shall not violate any local ordinance or state law in or about the premises.
2. Lessee shall not sub-let the premises, or any part thereof, or assign this agreement.
3. The premises will be occupied by nor more than 12 people.
4. Lessee, in case of fire, damage or theft, shall give immediate notice thereof to the Lessor.
5. Lessee will not make any alterations, repairs or improvements to the premises.
6. Lessee will not keep pets or animals of any kind on the premises.
7. Lessee will not allow, and will prevent smoking on the premises.
8. Lessee shall not park trailers, motorhomes or commercial vehicles on the premises.
9. Lessee shall forfeit 50% of the total rental in canceled more than ten days before the commencement of the rental period. If canceled less than ten days before the commencement of the rental period the Lessor will make a reasonable effort at his discretion to find an alternate Lessee. If a suitable alternate Lessee is not found the total rental will be forfeited.
10. Lessor will deduct from the damage deposit funds to cover the costs of excessive cleaning, damaged or missing items, repair or any other unusual costs arising from the use of the premises other than normal wear and tear. Evidence of smoking or presence of pets will be considered damage. Dollar amount of damage will be at the sole discretion of Lessor. The balance of the damage deposit, if any, will be returned within 21 days after inspection or corrections have been made. The Lessee remains responsible for any and all costs above the damage deposit amount.
11. Lessor will provide; linens, bedding, cooking utensils, firewood & normal cleaning services.
12. Lessor reserves the right to evict Lessee for breach of this agreement, without refund of monies.
13. If legal action takes place or must be instituted by the Lessor as a result of this agreement, Lessee agrees to pay all costs, expenses and to pay attorney's fees as the court may affix.

Lessor:  
Skiscape LLC  
19 Plover Lane  
Lloyd Harbor, N.Y. 11743  
(631) 865 1000

Lessee:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
tel: \_\_\_\_\_

Signed \_\_\_\_\_ date: \_\_\_\_\_