

RENTAL AGREEMENT

This Lease is entered into on the date hereof, by and between {OWNER} ("Owner") and {RENTER} ("Renter") for the property located in Keene and listed as Secluded Adirondack Cabin - 16 Acres in High Peaks ("Property").

- 1. TERM:** The term of the Lease shall begin on the arrival date of {CHECK IN DATE} and end on the departure date of {CHECK OUT DATE} for {TOTAL} nights. The property will be ready for occupancy no earlier than 4:00 PM on the arrival date and must be vacated no later than 10:00 AM on the departure date. The term of the Lease may be reduced or extended upon mutual consent, following payment of any additional fees agreed between the parties, and confirmed in writing by the Owner.
- 2. RENT:** The total rent is {TOTAL RENT}, the GUEST agrees to pay rent according to the terms provided on the accepted quote & invoice which includes all utilities, cleaning fee, and applicable taxes.
- 3. SECURITY DEPOSIT:** \$400, fully refundable within 14 days of checkout, subject to deductions for damages or violations of House Rules, accompanied by an itemized statement. Damage not covered by, or exceeding the coverage limit of, the Security Deposit, is your full responsibility. Any additional claims will be sought through the booking platform's damage protection process. To ensure that the proper party is held responsible, please notify your Host of any damages found at check-in.
- 4. LIMITED OCCUPANCY:** Occupancy is limited to the number of guests specified on the booking: {OCCUPANTS}. If the Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
- 5. NON-DISTURBANCE CLAUSE:** Renter and their guests shall not disturb, annoy, endanger (fireworks), or create inconvenience for neighbors nor use the premises for any unlawful purposes. You agree to keep outside noise to a minimum between the hours of 10:00 pm and 6:00 am. You and all other guests agree to abide by all applicable parking restrictions and limitations.
- 6. CARE OF PREMISES/DAMAGES: NO SMOKING PERMITTED IN HOUSE.** Automatic eviction plus forfeit of any deposit and rent if violated. Renter agrees to pay the Owner for any damages to furnishings, household items, or property that occur as a result of Renter's occupancy. This will include payment of any additional cleaning charges over \$100.00 incurred due to Renter's occupancy. To prevent theft of, or damage to, the Renter's personal property and that of the Property, Renter agrees to close and lock doors and windows when not present at the Property, including upon check-out.

7. **PET POLICY:** \$75 per pet, per stay for up to two well-behaved dogs, non-refundable, payable at booking.
8. **OWNERS RIGHTS:** Renter agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, either by statutory proceedings or by force, to inspect the Property and ensure that Renter has vacated the Property. All monies paid by Renter shall be forfeited as liquidated damages.
9. **NO SUBLETTING:** Renter may not sublet or assign this Lease for all or any part of the premises without the prior written consent of the Owner.
10. **NO PERMANENT RESIDENCE:** Renter's use of the Property is on a temporary, short-term, and transient basis only. The Property is not, and will not be, the Renter's, or any guest's, permanent residence. The rental period is less than 30 days, constituting a short-term rental under New York State law.
11. **REPAIRS AND MAINTENANCE:** The Property is rented with the Owner's furniture and household furnishings. The owner shall not be responsible for providing additional furnishings or equipment not presently available in the Property. Renter will report any maintenance issues immediately to the Owner. The Owner will make every effort to repair and/or replace any equipment that is not working properly but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.
12. **WILDLIFE DISCLOSURE:** Guests may encounter wildlife (including mice, bugs, deer, bear) both within and outside the Cabin due to the Property's location in the Adirondack wilderness. The Host is not responsible for such encounters.
13. **CANCELLATIONS:** Renter may cancel at any time. The Owner will return any refundable amount, if applicable, according to the reservation's cancellation policy.
14. **FIRE PIT:** Use only designated fire pits. Extinguish fires completely before leaving unattended.
15. **PARTIES AND EVENTS:** No gatherings exceeding the maximum occupancy without prior written approval.
16. **PROPERTY CARE:** Guests must leave the Property in good condition, dishes should be loaded into dishwasher and started when you leave. Trash disposed of in designated bins outside the Cabin.
17. **INSURANCE AND LIABILITY:** The GUEST assumes full responsibility for any and all risks, injuries, damages, or losses, including but not limited to personal injury, property damage, wrongful death, accidents, allergic reactions, illnesses,

or loss of personal belongings, arising from or related to the use and occupancy of the Property, its amenities, and the surrounding land, including outdoor areas such as the fire pit, back deck, and grounds. This includes risks associated with natural elements, wildlife encounters, or activities such as hiking, using the fire pit, or other recreational pursuits on or near the property. The GUEST agrees to use the property and its amenities at their own risk and to ensure all members of their party, including pets, adhere to safety guidelines and house rules. The HOST provides safety features (e.g., smoke and carbon monoxide detectors, exterior cameras) but is not liable for any incidents resulting from their use or failure. The GUEST shall indemnify and hold the HOST harmless from any claims, demands, liabilities, costs, or expenses (including attorney's fees) arising from such incidents, whether caused by the GUEST, their party, or their pets. The GUEST is encouraged to secure appropriate travel or renters' insurance to cover potential risks during their stay.

By signing this Lease, you acknowledge that you will comply with the terms of this agreement, and each party assumes the responsibility for the obligations set forth herein.

Renter acknowledges receipt of the House Rules.

Renter acknowledges that they have read, accept, and agree to the terms set forth.