Dear Guest (Lessee),

We are happy to confirm your vacation reservation. Thank you for choosing our home. Enclosed is our rental Lease.

Our home is located at 547 Overlook Hill, Lake Elmore, VT 05657.

The home telephone number is (802) 888 - 2887.

Mary Anne Machis / Elsie Brennan (Lessors), 191 Tamarack Grove, Morrisville, VT 05661,

StoweAreaHome@gmail.com, (781) 254-4616, StoweAreaHome.com.

RENTAL LEASE

1. ARRIVAL & DEPARTURE TIMES - Check-in time is after 4:00 P.M. EST and checkout is 10:00 A.M. EST. NO Early Check-ins or LATE Checkouts.

2. NO SMOKING/VAPPING - This is a NON SMOKING home. There is no smoking anywhere in the home or on the grounds/premises including the patio. This includes E-cigarettes. Violation of the “No Smoking” stipulation is grounds for immediate eviction without refund. If upon inspection we detect the presence of smoking or vapping in the Non-Smoking home, the full security deposit will be forfeited.

3. PETS –Although we love animals and understand that a pet is a part of your family, no pets are allowed in our home, as some guests have allergies or are highly sensitive. There are dog or horse boarding facilities in the area if need be. Therefore, animals, dogs, cats, birds or pets of any description are not permitted in or upon the premises under any conditions, at any time. Violation of the “No Pets” stipulation is grounds for immediate eviction without refund.

4. TELEPHONE USE –We have unlimited local & long distance domestic U.S. calling.

Operator assistance, 411 and 900 call’s are not permitted & are not available or included. Cellular signal strength may vary depending on your carrier and location.

5. SECURITY/DAMAGE DEPOSIT- A security/damage deposit of $500 is required. It is fully refundable after your departure, provided the following provisions are met:

a. No damage is done to home, or its contents, or any property beyond normal wear and tear.

b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the

stay.

c. All debris, rubbish, recycling and discards are placed in the Trash Receptacle and soiled dishes are

placed in the dishwasher and cleaned.

d. The home is locked upon departure.

e. NO Early check-in or late checkout.

f. The home must be locked at all times when not occupying the home.

g. The renter is not evicted by the owner (or representative of the owner),the local law enforcement, &/or

the security company employed.

h. We will not rent to vacationing students or singles under 28 years of age unless accompanied by an

adult guardian or parent.

The security deposit is fully refundable after inspection post termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. There is a $100 fine for each hour, or fraction thereof that vacationer stays after the contracted departure time. Applicant is liable for all replacements and repairs needed to attain the same condition as when occupancy commenced other than normal cleaning. LESSEE is responsible for following the “Tenant Instructions” posted in the home and for leaving the home and grounds undamaged and thoroughly cleaned. At the end of your stay, you can choose to complete the “departing cleaning checklist” or we may retain an additional $175 cleaning fee from your security deposit. Rental accommodations will be inspected before your arrival & after your departure so the condition of the home must be left as found or we may retain $175 cleaning fee from your security deposit. Applicant is aware that no pets, smoking or loud parties are permitted. There is a maximum of eight overnight occupants. The Lessor hereby notifies the Lessee that the Lessor will submit to the Lessee an itemized list of any damages claimed to have been caused by the Lessee and return the entire security deposit less damages and other lawful deductions after termination of tenancy. Any problem, and/or damage must be reported in writing to us within 24 hours of check-in for service to be arranged and for prior tenants to be held responsible. LESSORS or their agents reserve the right to enter the premises, for the purpose of effecting necessary inspections, repairs, or maintenance.

6. PAYMENT - An advance payment equal to 100% of the total bill is required.

7. 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, forfeit the full advance payment and security/damage deposit. Cancellation or early departure does not warrant any refund of rent or deposit. Should you fail to utilize this confirmed reservation at 547 Overlook Hill, we retain all funds received, as liquidated damages unless the confirmed home is re-rented at the same rate for the same time period. If the latter occurs, we retain only an additional $150.00 cancellation fee. We have a stringent cancellation policy because this is our home and we have a high reservation demand. We hope that you understand our business position.

8. MAXIMUM OCCUPANCY- The maximum number of guests per home is limited to eight (8) persons and shall not be exceeded. Violation of this provision subjects Lessee to significant penalties, which are necessary to protect the Lessor. Penalty for violating maximum occupancy provision: In the event Lessee allows the premises to be occupied by more than eight persons, Lessee shall be responsible to pay Lessor, the sum of two hundred ($200.00) dollars per person in excess of eight persons per day for each day the

Lessee allows the premises to be occupied. The home may not be sublet under any circumstances. Tenting, camping, or trailer camping on the property is strictly forbidden. Overcrowding or misrepresentation is grounds for immediate eviction without refund.

9. GROUNDS - Walking, playing ball, etc. on the septic field/mound is not allowed at any time. Any damage to the grounds is solely the financial responsibility of the Lessee. Septic system repair costs, can run up to or beyond $10,000.00. Because we are on a septic system, we do not have a garbage disposal unit. Paper towels and personal hygiene products must be disposed of in the trash. No food or trash is allowed to be left outside due to wildlife. We ask that you do not walk or play on rock walls or partitions.

10. NO DAILY MAID SERVICE - Maid service is not included in the rental rate, however, is available at an additional rate of $100/hour. Please contact us 7 days in advance of your arrival to schedule daily maid service if desired.

11. CONCIERGE SERVICES – are available upon request for a separate fee.

12. LINENS - Linens, towels and sheets are included in the rental. Mattress pads, blankets, comforters, & pillow protectors are also provided for you. Upon departure the Lessee shall place all soiled “linens” in the downstairs shower for laundering.

13. SLEEPING ACCOMMODATIONS - One queen bed, one full bed, one twin bed, and two full sleeper futons are provided.

14. RATE CHANGES – Rates will not change upon Lessors receipt of signed lease and payment.

15. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, fees, and the party will not be permitted to check-in. The signing Lessee must be older than 28 years old.

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

17. PARKING - Parking for three listed vehicles is available. Overlook Hill is a gravel/dirt road. We recommend four-wheel drive or all wheel drive vehicles in case of poor weather conditions. Did you know that Vermont has the highest percentage of dirt roads of any state? About two thirds of VT's 12,185 miles of roads are unpaved.

18. UTILITIES - The Lessor will provide water, heat, electricity, trash & recycling disposal, grill & propane gas, television, unlimited local & long distance domestic U.S. telephone service and high speed DSL internet usage. Lessee is responsible for all directory/operator assistance calls and pay per view TV/streaming content made during tenancy. Lessees must provide their own computer/device for internet access.

19. GRILLING – A propane grill is provided for your stay. Under no circumstances is grilling to be moved or permitted in or near the home. Any and all grilling must be done with our provided grill on the stone patio grounds (which is least 15 feet from any building) and must always be attended to. No personal barbeques or grills are allowed on the property. Grill must be ignited with the lid open. All Propane control knobs must be completely shut off, including the propane tank itself, when not in use. Violation of grilling regulations, restrictions and house rules are grounds for immediate eviction without refund and Lessee will be held legally accountable for problems created by said violation.

20. FIRES - No open fires are allowed at any time either outdoors or indoors, including fire pits/bowls, torches/candles, oil lamps, fireworks or barbeque wood/briquette grills, etc. Forest fires can be a great danger here.

21. DANGEROUS MATERIALS – Lessee shall not keep or have on the premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the premises, or that might be considered a weapon or hazardous materials. No guns allowed. Hunting is not allowed on our property. No lithium ion battery items such as hover boards, Samsung Galaxy Note 7 phones, etc. allowed on the property at any time due to fire hazards.

22. HURRICANE OR STORM POLICY - No refunds will be given unless:

a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning

area" and/or

b. A "mandatory evacuation order has been given for the area of THIS RENTAL residence. The day that

the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane

Warning," area, we will refund:

1. Any unused portion of rent from a guest currently registered,

2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their

stay, to come in after the Hurricane Warning is lifted; and

3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the

"Hurricane Warning" period.

Snow does not constitute a weather emergency unless there is a mandatory evacuation deemed by authorities. Time rented with utility power outages will not be reimbursed. Lessee’s personal property in/on premises shall be and remain at his/her sole risk and neither Lessor nor agent shall be liable for any damages to, or loss of such property.

Lessee assures the Lessor that any Lessee who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses, which are caused by the Lessee and/or the Lessee's guest(s).

Lessee assures the Lessor that the Lessees and their guests/friends/family will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors. Loud guests and parties will not be tolerated. Lessees and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordnance, nor commit waste or nuisance on or about the premises. The Sheriff or Vermont State Police may be called to intervene. Lessee agrees that any Lessee who is found using illegal drugs or allows others to use illegal drugs on the premises will be immediately denied continued occupancy at these premises. No refund will be given.

Lessee agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all appliances, pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of, or during the term of the lease.

Lessee agrees to indemnify and save Lessor harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the Lessee, Lessees, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

Lessee agrees that he/she shall not make any alterations to the property, including changing existing locks. The Lessee shall make available to Lessor or her agent for the premises the entering of the rental home for inspection of the premises, to make necessary or convenient repairs, to show the premises to prospective Lessees and to protect the premises if it appears that said premises have been abused or abandoned by the Lessee. In an emergency, Lessor or his agent may enter the premises at any time without securing prior permission from Lessee.

Lessee may not let, sublet or assign this lease for all or any part of the rental term. If Lessee abandons or vacates the premises, Lessor may at her option terminate this lease, enter the premises, and remove all property with no obligation to return said property.

The Lessor and Lessee agree that should the premises be destroyed by fire or other casualty (not caused by Lessee) so as to become unfit for habitation that these presents shall hereby be ended, with refund to the Lessee for any rent term unused.

Lessee assumes full responsibility for fulfilling the terms of the lease for the period stated and assures the Lessor full recourse for the payment of any amount outstanding from the total amount due in accord with the terms as stated above including any outstanding or unpaid charges that are the responsibility of the Lessee. The Lessor and Lessee agree that the rental of these premises is for vacation or recreational purposes only. The home may not be used for any activity that violates local, state, or federal laws or Vermont insurance rules and regulations. If Lessor or agent is forced to resort to employment of legal counsel, litigation, or professional collection services in the collection of any amounts due Lessor under this agreement, Lessee shall be responsible for all costs of litigation and collection, including reasonable attorney’s fees, if Lessor prevails in said legal action. Lessor shall not be held liable for circumstances beyond their control, including but not limited to: appliance or air conditioning/heating failure, other mechanical failure, unfavorable weather, disruption of utility services including power outages, loss of telephone service, TV service, internet access, etc. There shall be no relocation, prorated rental rate or refund in the event of such circumstances. Lessee agrees to release and indemnify Lessor/agent from and against all liability should anyone be injured upon the premises during the term of occupancy. Lessee understands and agrees that he/she is responsible for the acts and actions of all people in his/her group or guests of persons in his/her group. We reserve the right to refuse rental if in the Lessor’s/agent’s opinion the occupancy may be detrimental to the property. If Lessee or any member of his/her group violates any terms of this lease agreement then Lessor may immediately terminate this lease with no refund of the unused portion of the rents and may enter the premises without suit, court order, or notice to tenant, to remove tenant, the members of his/her group, and their belongings.

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Lessee Signature & Date

CONTACT INFORMATION REQUIRED

Home, Work & Mobile Phone Numbers:

E-mail:

Guest Names & relation (& ages of anyone under 28):

Guest Mobile Phone Numbers:

E-mail of people in your group:

Emergency contacts & phone numbers:

Vehicles (3 maximum): Owner, Make, Model, Color & Plate (number/state)

Would you like Concierge Services?