

Rental Agreement and Waiver of Liability

TES, LLC
17 Heather Way
Sharon, Ma 02067
Copes1996@aol.com
781-784-1978
339-364-0748(c)

Location: 65b Lower Diamond Farm Lane, Winthrop, Maine

Tenant: _____

Tenant agrees to the following:

- Weekly rate of \$950.00 plus 9% state rental tax.
- Dogs are allowed for an extra \$25 fee and extra \$50 security deposit.
- Rental period: Saturday _____ 2:00 PM to Saturday _____ 10:00 AM. Rent is due and payable 14 days prior to taking occupancy.
- Security deposit of \$200.00 (\$50 extra for a dog) is due upon signing of this rental agreement and will be used to cover any damage or missing items. The cottage, its grounds and grills are expected to be left in the same condition you found it in. All pet "deposits" are expected to be cleaned up.
- Maximum numbers of occupants: 4 unless permission granted by owner.
- Outside fires are allowed in fire pit only and must be supervised and completely put out when not.
- Fireworks not allowed.
- Gas grill is available for your use.
- Smoking is not allowed inside. All outside cigarette butts must be cleaned up.
- This property will not be used for large parties or day guests of more than 4 unless prior approval is given by the owner.
- No tents or campers will be parked on the property.

- Bath towels and bed linens are included except beach towels, which are the tenant responsibility.
- No watercraft or canoes are included in the rental. A public boat launch is located nearby on the lake and a boat mooring is available in front of the cottage should you decide to bring a watercraft.
- Rental fees include all electrical, cable and wireless internet service as well as cleaning service and garbage removal.
- Toaster oven, microwave, coffee maker, pots and pans, dishes, glassware, silverware and cutlery, are provided.

Any violation of the terms of this contract without prior permission by the owner will result in forfeiture of the security deposit.

Cancellation: If the reservation is cancelled at any time, the security deposit will be forfeited. 50% of rental fees will be returned if canceled more than 14 days in advance.

The undersigned hereby releases , waives, discharges and covenants not to sue TES, LLC and or John Smith or Kathryn Cope personally or as company representatives, their family, or related parties from all liability to the undersigned, guests, relatives, next of kin for any loss of damage, any claim or demand thereof on account of injury, death, and property damage.

Tenant Signature _____

Date _____

Owner Signature _____

Date _____

Member
TES, LLC