

**SHORT TERM RENTAL AGREEMENT**

This Short-Term Rental Agreement (the “*Agreement*”) is made by and between Buzz and Cheryl Lamb, principal partners of Maxim Management, LLC (“*Homeowners*”)

and \_\_\_\_\_ (“*Guest*”)

as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

**1. Property:** The property is located at: 41 Norowal Road  
Bolton Landing, NY 12814

**2. Maximum Occupancy:** The maximum number of guests is limited to 8 persons. No additional guests are allowed on the homeowner’s property or the Association Property during your stay.

**3. Rental Party:** The rental party shall consist of only the following named persons: (8 max.)

*Please indicate adult (A) or child (C)*

_____	_____
_____	_____
_____	_____
_____	_____

**4. Term of the Lease.** The lease begins at 4 p.m. on \_\_\_\_\_, \_\_\_\_\_ (the “*Check-in Date*”) and ends at 10 a.m. on \_\_\_\_\_, \_\_\_\_\_ (the “*Checkout Date*”).

**5. Minimum Stay:** This property requires a one-week minimum stay. Refunds will not be given for early departures.

**6. Rental Rules:** *Guest* agrees to abide by the **Rental Rules** attached as **Exhibit A** and the **Homeowner’s Association Rules** at all times while at the property and shall cause all members of the rental party to abide by the rules at all times while occupying the property.

The home was designed for peaceful family use only. If a house party develops, the police will be summoned and all occupants will be forced to leave immediately without refund. Association “Quiet Time” begins at 10 pm nightly. Kindly limit outdoor noise and activities after that time.

**7. Access:** *Guest* shall allow *Homeowners* access to the property for purposes of repair and inspection. *Homeowners* shall exercise this right of access in a reasonable manner.



**8. Rental Rate and Fees**

a. **Rental Rate.** Payment in full of the following shall be due within 30 days of the *Check-in Date*:

\$ 4,900.00 per week x \_\_\_\_ week(s) = \$ \_\_\_\_\_

Less 50% non-refundable deposit due with this agreement \$( \_\_\_\_\_ )  
( \$2,450 per week )

Balance Due 30 days prior to arrival \$ \_\_\_\_\_  
( \$2,450.00 + \$196.00 Warren County 4 % occupancy tax per week )

**Deposit:** A security deposit of \$1,000.00 is due on the *Check-In Date*.

On the final day of the rental the *Guest* and the *Homeowner* agree to have a mutual inspection both inside and outside the house. The deposit shall be refunded after the *Checkout Date* provided no deductions are made due to:

- i. Damage to the property or furnishings;
- ii. Dirt or other mess requiring excessive cleaning;
- iii. Smoking Clean-up Fee; or
- iv. Any other cost incurred by Homeowner due to Guest’s stay.

***Note: If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

Aside from normal wear and tear, you will be held responsible for any and all damages to the property or its contents during your vacation residency.

**9. Cancellation Policy:** Confirmed reservations are not transferable to another individual. The agreement may not be assigned or sub-leased to another party. If you cancel your confirmed reservation 30 days or more prior and have paid in full and the house is not re-rented, you forfeit half of the rental fee. No refunds for cancellations made within 30 days of your arrival, all monies will be forfeited. In either instance, if the house is re-rented all money paid will be refunded.

**10. Pets:** No pets of any description will be allowed on the premises. **No Exceptions!**

**11. Smoking Policy:** Absolutely no smoking, vaping or Juuling allowed inside the house or outside on the decks or porches! A \$500 clean-up fee will be assessed if the smell of tobacco smoke is detected inside the house.

**12. Payment:** Acceptable payment methods are money order, cashier’s check, personal check or cash. Rental must be paid in full 30 days prior to arrival. The security deposit is due upon your arrival. A \$50 fee will be assed for any returned checks. Sorry, we are not able to accept credit cards at this time.

**13. Boat Docking:** Included at no extra charge for up to a 25-foot boat (maximum allowed). Trailer storage provided at adjacent property.  **YES**  **NO** Dockspace Needed

**Signature Page**

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below I understand that the only people allowed in and on the homeowners and association properties are only those whose names are listed on this contract.

Homeowner:

Guest:

(sig) \_\_\_\_\_ (sig) \_\_\_\_\_

Name (print): Buzz Lamb or  
Cheryl Lamb

Name (print): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_

Phone: \_\_\_\_\_

Phone (during stay): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Homeowner contact information:**

Buzz's Cell phone: 954-651-3606

Cheryl's Cell phone: 954-205-7635

Mailing addresses:

**October 1 – May 15 (winter)**

2701 Oak Tree Drive  
Fort Lauderdale, FL 33309  
954-651-3606

**May 15 – October 1 (summer)**

PO Box 509  
Bolton Landing, NY 12814  
518-644-2925

**Exhibit A**  
**RENTAL RULES**

1. People, other than those in the *Guest* party set forth on Page One of this agreement, may not visit during the day or stay overnight on the property or may not use any of the facilities or equipment on the association property. No Exceptions.
2. Smoking, vaping or Juuling is NOT allowed inside the house or on the decks or porches.
3. All of the other units in the association are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The *Homeowners* are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises.
4. Keep the property and all furnishings in good order. Only make use of appliances and furnishings for their intended purpose. No horseplay inside the house.
5. Quiet Time: Begins at 10 pm daily. Kindly bring all outdoor activity inside the house.
6. Pets: No pets of any description are allowed in the house or on the property.
7. Parking: Limited to two (2) vehicles next to the house. Extra vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the house. Guest must marginally clean the house before leaving. A professional cleaning service is provided before your arrival and after your departure to ensure sanitary conditions.
9. Jacuzzi Tub: No children under the age of 14 permitted in Jacuzzi tub at any time. When using the Jacuzzi tub, remember there is a certain health risk associated with this facility. Use at your own risk.
10. Fireplace: The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. The fireplace is turned on and off using the switch located on the wall opposite the stairs.
11. Water and Sewer: The house is on the town water and sewer systems. The sewer system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you will be charged damages of up to \$500.
12. Association Beach: **NO LIFEGUARD ON DUTY** – Swim at your own risk.