

DEAR DEN

HomeAway/VRBO# 124733



Thank you for choosing the Dear Den for your vacation rental. We hope you have a pleasant stay. The chalet is located at 39 Maple St. North Conway, NH 03860., Phone #603-356-8761. Property description: Split level house with 3 bedrooms, 2 bathrooms, on 1/2 acre fairly level wooded lot. All bedrooms, laundry room and full bath are on lower level. The upper level consists of the living room, kitchen, dining room, a second bathroom with shower and a porch with ample seating & gas grill. The garage and area above it are not part of the rental property.

Cofirmation:

Rental Dates:

Guest Name:	
Address:	
City:	
State:	
Zip:	

Phone #	
Cell#	
Email:	

Please list additional guests below: Relation

	Relation

Please print, read & sign this rental contract and conditions. Return one copy by e-mail or regular mail to the address shown below.

NOTE - Until the rental agreement has been executed and the deposit received, the house will not be blocked for the dated requested.

Sharon Lind
50 Winthrop Road
East Greenwich, RI 02818-2331
Phone: 401.884.4445

For an immediate reservation guarantee the refundable deposit may be made by credit card. We would prefer the rental payment be made in the form of a check payable to the address to the left. A \$35 service fee is added to the rental rate if paid by credit card.

Your confirmation is as follows:

Number of Guests:	Adults:	Children:
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Check-in date: after 3 p.m. on: Check-out date: by 12 noon on:

Rental Rate: \$
 9%NH Rental Tax: \$
 Damage deposit: \$
 Additional fees: \$ (linens) Total Bill: \$ _____

Please sign and return 1 copy of this confirmation and the agreement along with your minimum deposit of \$
The balance of \$ is due about 30 days prior to your arrival date by.

Thanks! Have a great Vacation!
Sharon Lind

Renter's Signature _____ date _____

Directions: Once in North Conway village, travel North on Rt. 16 through the end of town. Go past Memorial Hospital for about 1/2 Mile. Take a right onto Ledgewood Ave. (just after the White Trellis Motel). At the top of the hill, take the second left onto Maple St. It is the only dirt road. The house is #39, the 3rd house on the right.

DEAR DEN Homeaway/VRBO #124733 RENTAL AGREEMENT

1. **CHECK-IN TIME:** after 3 p.m. and Checkout time is by 12 noon. NO Early Check-ins or late Check outs unless previously arranged.
2. **NO SMOKING ALLOWED.** Smoking anywhere on the property could result in forfeiture of entire deposit.
3. **PETS:** If you have allergies to pets, please notify us prior to booking as some owners bring their pets to their properties even though they may be listed as "No Pet" properties. Due to the expense of required additional liability insurance, pets are **NOT** permitted under any circumstances. Violation of this stipulation will result in forfeiture of the entire security/damage deposit.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
 - a. You must inform us, in advance, of any additional guests visiting the property during your rental dates, not to exceed 9 maximum persons at any time..
 - b. Additional guests will abide by the agreement set forth and shall not be permitted use of these premises without the leaser being present.
5. **INSPECTION:** The tenants are to inspect the property upon arrival and report any damage or problem with the property immediately.
6. **SECURITY/RESERVATION DEPOSIT-** A security/reservation deposit or the purchase of damage insurance is required. This must be received within 4 days of booking the reservation. The renter accepts responsibility for any damages or additional fees caused by his/her guests during this stay. The deposit is NOT applied toward rent; however, it is fully refundable within thirty (30) days of departure, provided the following provisions are met:
 - a. No damage is done to cabin or its contents, 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 and discards are brought to the transfer station and soiled dishes are placed in the dishwasher and cleaned.
 - d. All windows are closed and the cabin is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. If damage does occur, it will be deducted from your deposit and you will be held liable if damages exceed the deposit.
 - h. You now have the option to purchase damage insurance with will replace the security deposit/ this is a non-refundable \$49 addition charge in lieu of the security deposit.
7. **PAYMENT --** An immediate deposit of advance payment, the security deposit, is required at the time of booking to hold the dates. The balance is due, 30 days before your arrival. If the home is book less than 30 days in advance, then full payment is due in the form of a money order.

Please make payments in the form of **US currency** by traveler's check, money order, cashiers check or personal check payable to:

Sharon Lind
50 Winthrop Road
East Greenwich, RI 02818-2331

 - a. An additional \$30 handling fee will be applied for all credit card payments.
 - b. There will be a \$35 charge for all NSF (bounced) checks.
 - c. Once full payment is received, directions & instructions and a key will be mailed to you or a lock-box arrangement can be made.
8. **CANCELLATIONS POLICY:** : If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows: 50% if cancelled 30 days prior to the Check-in Date.
 - a. No refunds are given if cancelled less than 30 days prior to the Check-in Date.
 - b. Early departure does not warrant any rent refund.
9. **MAXIMUM OCCUPANCY-** The maximum number of guests is limited to nine (9). Not to exceed maximum number of guests at any time.
10. **LINENS-**Are not regularly provided, however I will supply you with sheets and towels for an additional fee if requested in advance.

We do provide pillows and blankets.
11. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
12. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
13. **PARKING** - Parking is limited to Five (5) vehicles. Vehicles are to be parked in the driveways only, not on the street. No tents, campers or recreational/all-terrain vehicles are permitted on the property without prior written approval. Any illegally parked vehicles are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
14. **WOODSTOVE:** We do supply the fire wood. Ashes are to be disposed of at the end of the driveway. No ashes are to be left in the house, on the porch or thrown into the woods or yard once removed from the stove/fireplace.


No fire pits or outdoor fires allowed.

15. **WATER AND SEWER** The Dear Den has city water and most recently has been hooked up to sewers as well.
16. **TELEPHONE, TV & INTERNET:** Nationwide calling, no international or Canada calls, broadband Wi-Fi and cable TV.
17. **CLEAN-UP:** *You are expected to return the house in the same condition it was found.* This includes but is not limited to,thoroughly cleaning bathrooms, making sure the dishwasher has been emptied, no perishables have been left behind and all trash has been removed. An additional \$75 or more may be charged for housekeeping fees if chalet is not left in a neat, clean and orderly condition,
18. **TRASH:** Dump passes are posted on the refrigerator for your use. Please replace it when you are done. You must display the dump pass in window of car and recycling is mandatory. Directions to the transfer station is on the refrigerator. DO NOT leave any trash/garbage outdoors, it attracts wildlife!
19. **NO GUARANTEES:** There are no guarantees on air conditioning, appliances or entertainment facilities.
20. **STORM POLICY/ROAD CONDITIONS** - No refunds will be given for storms or inclement weather. Snow removal is provided and the parking area will be plowed after at least 3 inches of accumulation. You may be asked to move your vehicles when the snow plow arrives. We ask for your patience, especially during heavy snow storm as it may take a few hours before the driver arrives.
20. In the event of an accident, injury or illness of any renter(s) or their guest(s) the owners will not be responsible and shall be held harmless.
21. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, you agree to all terms listed above.

By Signing Below, I agree to all terms and conditions of this agreement.

Please print your name: _____

Renter's Signature: _____ Date _____

Owner Signature  _____ Date _____

Website: nhvacationhomes4rent.com

Email: Sharon@nhvacationhomes4rent.com

Thank you and have a wonderful vacation. If you have any questions, feel free to contact us.

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