

# Rental Contract for Kaufman House, Chebeague Island, ME

This Short Term Rental Agreement is made by Theresa Kaufman and (Guest) as of the date last set forth on the signature page of this Agreement. The parties hereby agree as follows:

Check in Date /2022. Check Out Date /2022

The property is located at: 50 Carter's Point Road, Chebeague Island, Maine. This property includes: King size bed, Queen size bed, one set of twin beds, in three bedrooms, dining room set with eight chairs, bed linens, towels, dishes, eating and cooking utensils, kitchen appliances, outdoor propane grill, outdoor charcoal grill, outdoor seating. We also have games and "island" broadband for your computer. All appliances are new as of summer 2015. We provide "starter" bathroom tissue, paper towels, soap, salt and pepper and some other spices and condiments. There are two bikes, a hammock, beach chairs and beach towels. Exploration of the island is a requirement!

1. The Rental Party shall consist of \_\_\_\_\_ (Guest Name) and the following persons including ages of children.
2. The maximum number of Guests is LIMITED TO EIGHT persons including babies. Any person on the property during the "Guest's" stay is the responsibility of the Guest.

3. **Check in time is at the ferry, 5:00 PM Sunday** or later unless other arrangements have been made. Take the 4:30 bus to the ferry. **Check out is 9:45 AM Sunday** for the ten o'clock boat. You must leave by 10:00 AM so we can prepare for the next Guests. Cleaning Fees may be refundable depending upon the amount of time our staff requires to clean. If dishes are clean and put away, sheets are started with some in the dryer and towels and robes are washed, folded and back in their places and the home is swept and neat, the cleaning fee can be reduced or refunded. We have cleaning staff available for your stay if you don't wish to clean on your vacation. **Please leave it like you found it.**
  
4. This property requires a SEVEN night minimum stay during peak season. If the rental is taken for less than SEVEN nights during peak season, the guest will be charged the SEVEN night rate unless agreement is reached with the owner at the rate of \$400.00 a night, three night minimum.

The Guest agrees to abide by the Rental Rules while at the property and shall cause all members of the rental party and anyone else the Guest permits on the property to abide by the rules while at the

property.

The Guest shall allow Theresa Kaufman, Laura Summa and/or subcontractor to access the property for purposes of repair and inspection. Reasonable notice shall be given.

Rental Rate and Fees;

a. A NONREFUNDABLE deposit of \$600.00 is due upon agreement to the terms of this contract.

The deposit shall be applied toward the rental fees. If you cancel your time with us the deposit may be all or partially refunded only if a qualified replacement rental is obtained.

- CANCELLATION POLICY We will try to accommodate date changes if the change does not leave us with an open week which we could have rented.

5. **RULES** - Please be considerate of the neighborhood by reducing outside deck and porch noise in the evening. We have families with young children close by please be quiet after 10 PM. Complaints to me could cause eviction.

**NO FIRES OF ANY KIND** anywhere on the property.

**TRASH** - All trash must be bagged and taken to the Transfer Station. Location of Transfer Station is on [chebeague.org](http://chebeague.org)

OCCUPANCY OF PROPERTY - Limited to 8 people listed in rental contract. Larger groups (parties) must be agreed to by owner. An extra security deposit may be required.

PETS - Under NO conditions will PETS be allowed. No kennel facilities exist on the island.

NO SMOKING is allowed inside any part of the house. Smoking outside on decks and porches is fine if butts are disposed of carefully.

DAMAGE AND SECURITY DEPOSIT - You will be billed for damage to the house or property, if repair costs exceed the security deposit and required insurance amount, INCLUDING labor for repairs, missing or damaged items, damaged walls, furniture or appliances, stained linens or missing inventory, residue from smoking in the house, pet remediation, including damage to any outbuildings and contents. You will be charged if the next guest requires compensation because they are inconvenienced by our inability to repair before their stay. You will not be charged for minor accidents such as a broken glass or normal wear and tear. Please let us know about broken dishes or glasses. **The security deposit** shall be returned upon our staff verification of no damage and within 30 days as Maine Law requires.

State of Maine Laws govern this contract. Disputes and arbitration shall be heard in the state of Maine. *Please tell us in good time, that something broke so we can replace or repair it for you and our future guests.*

**PAYMENT IN FULL - Shall be due at least 60 days before the Check-in-Date.** If your reservation is made within 60 days of check in, full payment is required.

**Peak season is from June 1 to September 15. The house is available certain off season dates also. Please inquire.**

**10. Please send a copy of this agreement, pages one through four, signed and dated with your deposit of \$600 or full amount to: Theresa Kaufman, 195 Ferndale Road, Scarsdale, New York 10583.**

	<b>Peak Season</b>
<b>Nightly Rental</b>	400.00
<b>Cleaning Deposit - \$100 Re-fundable</b>	\$200.00
<b>Security Deposit Refundable</b>	\$500.00
	<b>.00</b>

**Total minus deposit due 60 days before check in. We suggest you pay half as the first payment.**

**You can also venmo payment to @Theresa-Kaufman .**

**Please write clearly. I use this form to mail deposit back to you.**

**Signature of Guest:**

\_\_\_\_\_

**Please Print Name:**

\_\_\_\_\_

**Dated:** \_\_\_\_\_

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

\_\_\_\_\_ **Street City**

**State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone Number:**

\_\_\_\_\_

Feel free to contact me at any time for any further information or to give me suggestions for improving Kaufman House and its contents so your next stay will be better. We look forward to having you and know that you will find your "Chebeague Island Vacation" unique and memorable.

Sincerely Yours,

Theresa Kaufman

195 Ferndale Road

Scarsdale, NY 10583

[kaufchebeague@gmail.com](mailto:kaufchebeague@gmail.com) ; 917-697-9290