SHORT-TERM RENTAL AGREEMENT

This lease made this «LeaseDay» of «Lease\_Month», «LeaseYr» by and between

Sandy Cove House LLC of Grand Isle, County of Grand Isle

and State of Vermont (hereinafter referred to as “Lessors”) and «First» «Last» of «City»

(Town/City), County of «County» and State/Province of «State» (hereinafter referred to as

“Lessee(s)”).

Lessors lease to Lessee(s), and Lessee(s) lease from Lessors that certain lands and

premises located in the Town of Grand Isle, County of Grand Isle and State of Vermont,

being a certain 4-bedroom cottage located at 6 Sandy Cove in the Town of Grand Isle,

VT (hereinafter referred to as “rental premises”), said premises owned and managed by

Lessors. Said premises are leased upon the following terms and conditions:

1. The rental premises are leased for short term occupancy as a private dwelling to

Lessee(s) and are not to be used for any other purpose, or occupied by any other person,

other than transient friends and relatives who are guests of Lessee(s), without first

obtaining Lessors’ written consent to such use.

2. The term of the lease shall be for «NumDaysWeeks» «StayUnit» beginning

«CheckInDate» and ending «CheckOutDate». Check-in day shall be «CheckInDate» at

«CheckinTime» or later. Check-out day shall be «CheckOutDate» at «CheckoutTime» or

earlier. Keys shall be returned to Lessors by «CheckoutTime» on «CheckOutDate». Late

check-out is available with prior authorization for an additional fee of Fifty US DOLLARS and 00/100

($50.00) per hour or partial hour.

3. The period rent for the leased premises is «FullWords» US Dollars

(«FullRent»). One-half (1/2) of the period rent in the amount of «HalfWords» US Dollars

 («HalfRent») shall be due thirty (30) days in advance prior to check-in day and shall be

non-refundable. Payment shall be made by personal check or bank check in US funds and

shall be forwarded directly to lessors OR payment will be made by credit card using the

interface provided by the lessors. A final payment for the remaining rent in the amount of

«HalfWords» US Dollars («HalfRent») shall be due two (2) weeks prior to check-in day

and shall be non-refundable. An additional nine percent (9%) shall be collected with each

payment for Vermont Meals and Rooms Tax in accordance with Title 32, Chapter 225 of

the Vermont Statutes Annotated. Prorated refunds are offered only when mandatory

evacuations are directed by local authorities due to strong windstorms, hurricanes, etc.

4. The sum of FIVE HUNDRED and 00/100 ($500.00) shall be paid by Lessee(s) as a damage/security

deposit for said premises. Said damage/security deposit payment shall be due at least thirty (30) days in

advance to check-in day and shall be non-refundable, except at the end of the lease if all terms and

conditions of said rental agreement are fulfilled. This agreement does not become active until Lessor

receives this damage/security deposit securing the desired rental dates specified in Item 2

of this agreement.

5. Parties herein agree that said rental premises must be returned upon check-out in

the condition in which it was received upon check-in and furnishings, fixtures and property

shall be maintained in good order throughout tenancy.

6. Parties herein agree that the number of overnight/daytime guests shall not

exceed TEN (10).

7. Parties herein agree said rental agreement does not include maid service. For an additional fee of One

Hundred US dollars ($100.00) plus Vermont Rooms Tax and received by the Lessors with final rental

payment, Clean bath towels (10) and bed linens (one set per bed) shall be provided for period of

tenancy. Otherwise Lessees are responsible for their own.

Basic soaps, paper towels, toilet paper and cleaning supplies shall be provided by Lessors and Lessors

request these items be used in a prudent manner.

Lessee(s) acknowledge that use of appliances shall be for their intended use only.

8. This rental agreement shall include removal of 2 closable forty-five (45) gallon trash bag or equivalent

per rental period of non-recyclable trash. Said trash shall be removed by Lessees on an as needed basis

and finally, on check-out day to the appointed outside trash containers located on the side of the

properties barn. Containers for recyclable items will be made available. Recyclable items must be rinsed

of any food and deposited in the appropriate cans. However, if trash and recyclables are not separated a

TWENTY- FIVE and 00/100 ($25.00) fee will be assessed and deducted from the security deposit.

9. Lessors shall have the right to enter the leased premises for inspection at all

reasonable hours upon notice to Lessee(s) and whenever necessary without prior notice to

make emergency repairs and alterations.

10. Lessee(s) shall keep no pets on or about said rental premises. Should Lessee(s)

violate no pet policy, Lessee(s) will be requested to immediately vacate said rental

premises and no refund of monies shall be given.

11. Lessee(s) or transient friends and relatives of Lessee(s) shall not smoke in the home or on any

adjacent decks or landings. All smoking materials must be discarded appropriately in the outdoor fire

pit. No materials shall be discarded on the property grounds or in the water.

Should Lessee(s) or transient friends and relatives of Lessee(s) violate this smoking policy, Lessee(s) shall

be immediately asked to vacate said rental premises and no refund of monies will be given.

12. Lessee(s) agree they will not commit waste on the rental premises or maintain

or permit to be maintained a nuisance thereon, or permit the premises to be used in an

unlawful manner. Lessee(s) agree to be respectful of neighbors and keep night time noise

to a minimum.

13. Lessee(s) agree that no feminine products, diapers, paper towels, coffee

grounds, food scraps, grease or other foreign objects shall be flushed down the toilet or any

drain at any time. If it is found that anything other than bodily waste or toilet paper have

been put into a drain or flushed and clog the toilet and/or septic system, Lessors retain the

right to charge damages to Lessee(s) up to the amount of FIVE HUNDRED US DOLLARS and 00/100

($500.00).

14. Lessee(s) shall not assign this rental agreement nor sublet the rental premises

hereby leased or any part of their interest thereof.

15. The parties agree that the laws of the State of Vermont will govern all disputes

under this lease and determine all rights hereunder.

16. Should either party utilize the services of an attorney to enforce any of the

conditions or covenants contained in this rental agreement, then and in that event, the

prevailing party shall be able to recover its legal fees from the other party.

17. Lessors shall not be responsible for any loss to personal property of Lessee(s)

through any means, whether it be fire or theft. Lessee(s) shall be responsible for obtaining

traveler’s insurance at their expense.

18. Lessors shall not be responsible for accidents, injuries or illness.

19. Lessee(s) are responsible to convey the terms and conditions of this rental

agreement to guests, transient friends and relatives of Lessee(s) and Lessee(s), guests,

transient friends and relatives of Lessee(s) shall abide by the terms and conditions

contained herein.

20. Parties herein agree that parking is available is designated areas only.

IN WITNESS WHEREOF, the parties have executed this agreement the day and

year first above mentioned.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sandy Cove House LLC

Member

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

«First» «Last»\_\_\_\_\_\_\_\_\_\_\_ – Lessee Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ – Lessee Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ – Lessee Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_