



Short Term Rental Contract

Renter's Name: _____
Phone: _____ Address: _____
City: _____ State: _____ Zip: _____
Email: _____
Date of Arrival: _____ Date of Departure: _____
Security Deposit: **\$500.00** Due Date: _____
Check made out to Jason Wyman or Venmo @Dazeoff1201

Rental Rate: _____

Additional Fees:
Taxes: _____
Cleaning: **\$350.00**
Linen Fee: **\$200.00 (optional)**

TOTAL: _____ **Due Date:** _____

Checks made out to Jason Wyman (money order, certified check, cashiers check, No personal checks for rent) mail to 919 Paine Road Easton, NH 03580 or Venmo @Dazeoff1201

As of the contract, the owner agrees to rent the property specified by the above site number during specified dates, according to the following terms and conditions.

1. Contract and Security deposit are due within **5 business** days after reservation is made. After departure and upon inspection of the property, the owner will determine if the deposit is to be refunded. In order to get a full deposit refund, there can be **NO damages** to the golf cart, house, or contents of the house. Also, you cannot have any golf cart or campground violations. **The deposit will be venmo/mailed back 7-14 days after departure date.**
2. Check in at **3:00pm**, check out at **9:00am**. This time is allocated for any repairs and cleaning. You will **NOT** be allowed to enter the home until 3 p.m. as the cleaning crew need ample amount of time to clean and inspect the house prior to your arrival. You must be out by 9:00am on the day of checkout or you will forfeit all of your security deposit. With a \$100 fee and 2 week notice you may request to enter at an earlier set time. But, not guaranteed it will be approved until reviewed with the cleaning crew.
3. **Cancellation policy:** Bookings canceled 60 days before check-in will get back 100% of the amount you've paid. If the renter cancels 30 days before check-in, they'll get back 50% of the amount you've paid & If the renter cancels under 30 days before check-in, they won't get a refund. **Any cancellations will forfeit the security deposit.**
4. The rental property shall not be subleased, transferred, sold, or given to any other party.

_____ **INITIAL**

5. Renters must be at least 25 years old, and present during the rental period. Renter must provide a copy of their photo ID.
6. Per state law the owner may enter the premises at a reasonable time, with or without notice, for the purpose of repairs and inspections, or in case of an emergency.
7. The owner shall not be held responsible for any accidents or injuries occurring to the renters or guests on this property. The owner is not liable for any loss or damage to the renters or their guests personal property. The renter is liable for the acts of anyone listed on this agreement and in addition to any guest that they should allow on the premises.
8. The owner is not responsible for any damages resulting from hurricanes, tornadoes, floods, pandemics or any other natural disasters. Renter is responsible for evacuating if necessary with no refund given. If there is a mandatory evacuation, there will be a refund given for the mandatory evacuation dates only or for the dates that Ocean Lakes Family Campground is closed.
9. The renter and guests agree to follow All Ocean Lakes Family Campground rules and regulations.
10. No parties. Underage drinking or drugs are not permitted at any time. Confirmed underage drinking or drug use will result in immediate removal of all tenants from the property and forfeit the remaining reservation and security deposit.
11. Absolutely **NO** smoking or vaping. Any evidence shall result in loss of security deposit and any additional cleaning fees.
12. One golf cart is **complementary** with this rental, therefore we will not refund or compensate the renter if the golf cart is out of service. If the golf cart needs repairs during your stay we will do our best to have it repaired in a timely manner.
13. Our Golf Cart is not permitted to leave Ocean Lakes Properties at any time. If you leave the property you will be subject to multiple fines, Refer to the golf cart rules and regulations page.
14. Ocean Lakes takes their golf cart rules very seriously, violations of any of these rules will result in additional fines. **Refer to Rules and Regulations.** No One under the age of 21 shall operate our golf cart at any time. You must review all Ocean Lakes golf cart policies in our welcome book.
15. The renter hereby agrees to reimburse the homeowner for any penalty that might be imposed upon the owner by any court for any reason of any violations upon the premises through fault of the renter herein his/her family members or guests. **Refer to Rules and Regulations**
16. Do not put clothes, swimwear, beach towels, rugs, etc in washer/dryer with sand in them. Clean dryer filter after each use.
17. This house is inspected before your arrival and should be clean and in order. Please inspect the premises upon arrival and contact us immediately by calling or texting (603-991-7883) if you find any issues, damage or if the house is not clean.
18. Upon departure, each guest is responsible for leaving the house in good condition (refer to the welcome book for departure instructions). If there are any damages, money will be deducted from your security deposit. If cost of damages or golf cart violations/damages exceed the deposit amount, the renter agrees to pay the difference immediately.
19. Be sure to review the welcome book located in the property for a reminder of rules and regulations, wifi info, contact info, trash pick up schedule, list of activities and amenities, copy of the contract, departure instructions, golf cart lock code, etc.
20. Ocean Lakes mandates parking passes for all vehicles. Those are obtained through Ocean Lakes and we will email you the information to obtain the parking passes.

_____INITIAL

21. The names and ages of all renters must be provided below. Anyone not listed will not be permitted to enter Ocean Lakes nor the rental unit unless the owner has been notified prior to check in. No exceptions. If you have someone that you are unsure about, please add their name and put undecided next to their name.

of adults _____ # of children _____ # of vehicles _____

List Names and ages below.

Signature _____ Date _____

Please keep a copy of all documents received for your records.
Send a signed copy of all documents to dazeoff1201@gmail.com
or mail to **Jason Wyman 919 Paine Road Easton, NH 03580**



Rental Information

Directions to the site: After passing through security turn right onto Spring Lane. Proceed to the end of Spring Lane and turn left onto Neptune Road, proceed all the way to the end. Turn right onto Sand Dollar Drive and follow toward the Ocean. House is located on the right hand side, #1201.

Things Provided: Fully equipped kitchen which includes Coffee pot/Keurig, Blender, Can opener, Pots and Pans, Dishes, Silverware, Glasses, Toaster, Crock Pot, Griddle, etc. Iron and Ironing board, Flat screen TV's, Outdoor Gas Grill.

Quilts: The quilts and pillow shams provided are always washed between every renter.

Rented Linens Provided if applicable: Sheets, Pillows, Bath towels, Hand towels, Wash cloths, Dish cloths, Shower mats. ****DO NOT USE BATH TOWELS FOR BEACH OR POOL TOWELS****

Things you will need to bring: Personal items, Groceries, Beach Chairs, Beach Towels, etc.

Guidelines: Shower off all oil, sunblock, and sand before entering the house. DO NOT spray sunblock on deck or in the house because it will leave a permanent residue. Use cutting boards instead of countertops. Use spill proof cups for small children. Do not allow children to eat or drink in the bedrooms. Absolutely no smoking or vaping IN or ON the property.

Before departure: Strip all beds, place quilts at the foot of the bed, and rented linens in blue bags provided. Take out all trash, wash and put away all dishes, empty out the fridge, freezer and dishwasher. Remove all items from the showers/bathtubs. Clean out the golf cart. Clean the grill and turn off Propane. Shut and lock all windows and doors, turn both thermostat to 72 degrees. Turn off all the lights.

****If any of these tasks are not complete, you may forfeit your security deposit****

*Upon arrival, please review the rules and regulations, Ocean Lakes policies, departure instructions, etc. located in the welcome book.

Signature_____Date_____

Please sign and return to Jason Wyman, 919 Paine Road Easton, NH 03580

Please keep a copy for your records and take with you directions to the site and entry code.



Golf Cart Rules and Regulations

We want to ensure that there is no breakdown in communication as to what is expected of you and your family as guests in our beach house and at Ocean Lakes Family Campground. Please review Ocean Lakes rules and policies on their website before arrival as well as the copy onsite in the welcome book upon arrival. You and your guests are required to follow all Rules and Regulations for this site as well as the Ocean Lakes Rules and Policies.

If any renter, guest, family member, or friend (staying at Daze Off 1201) is either evicted, arrested, or breaks any of Ocean Lakes Rules and Policies, or any of the Rules and Regulations for site 1201, you will be asked to vacate the rental unit as well as pay substantial fines. Fines are as follows:

Rules and Regulations	Ocean Lakes Fine	Daze Off Fine	INITIAL
Underage driving or operating any golf cart without a license and reckless driving	\$100 fine	Immediate Eviction, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Loud, lewd, or vulgar music on the golf cart, while walking, or at the site	\$100 fine	Immediate Eviction, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Underage drinking	Eviction/Arrest	Immediate Eviction/Arrest, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Open containers on golf cart or off site	\$100 fine	Immediate Eviction Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Cruising during quiet hours (11pm-7am) Zero tolerance for driving after Midnight	\$100 fine	Immediate Eviction, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Driving golf cart outside of Ocean Lakes Family Campground	\$100 fine	Immediate Eviction, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>
Any violation of Ocean Lakes Policies or eviction from Ocean Lakes Family Campground	\$100 fine	Immediate Eviction, Cost to rent a golf cart for 1 year. (\$18,000 FINE)	<u> </u>

If any part of this agreement is broken while you are a guest, these fines will be passed on to you, and by signing this agreement; you agree to pay all fines assessed because of you and or your guests behavior during your stay. If court action is required to obtain fine payments, you also agree to pay all court fees in addition to these fines.

I _____ (name) have read the above and will not allow anyone under the age of 21 or anyone who does not have a valid driver's license to drive the golf cart while renting site 1201. By signing below, I agree to pay any and all fine and any expenses to the homeowner if this occurs. I also agree to pay for any costs or damages caused by the golf cart or to the golf cart while renting site 1201. This agreement must be signed and returned before you are allowed to use the golf cart.

*By signing this agreement, I acknowledge that it is my responsibility to inform all guests who will be staying at site 1201 of the rules, regulations, and policies. No one other than guests at site 1201 are permitted to drive the golf cart and I agree to pay all fines and repairs applicable.

Signature _____ Date _____



Short Term Rental Contract -Addendum Set By Cleaning Company

1- Rented linens are required to be placed back into the bag provided. Failure to do so will result in a \$25.00 fee.

2- Quilts and pillow shams must be placed in a neat pile on the foot of the bed.
-DO NOT make the beds, my quilts and shams are washed between every renter-

3- Please DO NOT remove bed encasements (zipper cover that goes over/under the whole bed). If a bed gets soiled Please wash cover (padded top cover) and wipe down encasement and notify me on which room so I can have the cleaning crew properly clean encasement. Failure to wash the cover (Padded top cover) and/or notify me of a solid bed will result in a \$100.00 (or More) fee per bed. If an encasement is removed there will also be a \$50.00 fee per bed.

-These fees are set by cleaners based on the soiled level. If a pad cover or encasement needs to be replaced, you will be charged the 100.00 fee, PLUS cost of the new covers.

4. Refer to the Welcome book for the other departure instructions. Please, leave the house the way you found it. You pay for "Basic Cleaning" which is wiping down the counter, toilets, showers, beds, handrails, sweeping, moping, etc. and just going through the house to make sure everything is in order for the next person. You are not paying for someone to pick up after you. If you leave anything but basic cleaning, then there will be additional fees set by the cleaners that are based on the level of cleaning required. You will be notified of these charges right away.

-If fees exceed security deposit you agree to pay the remaining amount within 5 days

Initial and date

5. Departure time is 9:00AM. Failure to depart by 9AM may result in forfeiting all your security deposit.

6. Check in time is 3:00PM. Your door code is not active till exactly 3PM. You are not allowed to try to enter the house or park underneath until on or after 3PM. If you are found on the property prior to check in time you will forfeit all your security deposit.

Signature_____Date_____