

# Rental Agreement for 2076 Locust Ridge Road, Pocono Lake, PA 18347

This rental agreement is entered into by and between the renter(s), hereinafter referred to as "Guests", and the property Owner (a person(s) who owns the property or the primary person who is authorized to act on behalf of the owner).

Dates of stay: From \_\_\_\_\_ to \_\_\_\_\_

Please read this Rental Agreement thoroughly. It is the responsibility of the guest(s) to be familiar with all policies within this agreement.

1. **Maximum occupancy**-The maximum occupancy for this home is 12 (twelve) unless agreed otherwise.
2. **Parking**-Parking is limited to 6 vehicles. Vehicles must park in the designated areas only.
3. **Check-In/Check-Out**- Check-in is at 4:00 PM, check-out is at 10:00 AM. Please email us 3 days prior to your reservation to check the availability of an early check-in/late check-out option. Door code will be sent via text to the number provided by the guest, the morning of check-in.
4. **Pets**-We are pet friendly but do require \$100 pet fee per pet paid prior to checking in. Maximum of 3 pets unless otherwise agreed upon. No other animals are allowed in the home besides dogs. **Pets are not permitted on beds or furniture and must always be supervised. Any excessive cleaning after pets will incur extra cleaning fees. Guests are expected to clean up any mess your pet makes inside or out. Please always keep your pets on the leash when outside.**
5. **Noise**- Please note that quiet time is between 10:00 P.M and 7:00 A.M. We ask that guests respect their neighbors and do not cause any disturbance. We do not allow loud parties, DJs or large speakers brought into the house. This is a family friendly rental. Family gatherings and celebrations are welcomed.
6. **Age Requirements**-Guests must be 23 years or older unless they are accompanied by a parent or guardian. Any reservations made under false pretense will result in loss of advance payments and possible eviction. Please provide names and ages of each guest on page 3.
7. **Weather/refund Policy**- No refunds will be given in case of inclement weather. In the event of a snowstorm, the driveway and walkway will be shoveled after the storm has stopped.
8. **Smoking/Illegal Substances**-Smoking, including hookahs, is absolutely forbidden inside the home or garage. Ashtrays will be provided for those who wish to smoke outdoors. We do not allow any illegal substances in the home.
9. **Fireworks**-Fireworks are not allowed in residential areas.
10. **Confetti/Silly Strings/water balloons**- Use of confetti, silly strings and water balloons is strictly forbidden inside or outside of the home. There will be a \$300.00 fine for excess cleaning if guests use confetti

or silly strings. Confetti and water balloons are impossible to clean and take months to get all of it out of the home or outside. Silly strings damage furniture, floors and are impossible to clean.

**11. Linens and towels**- We provide linens and towels. Washcloths are not provided. Please do not use our white towels and linens to wipe off makeup, grill, spill, floor, etc. We provide make up towels as well as second chance towels (located in the main floor bathroom, above dryer) for that use.

**12. Cleaning fee**-This fee does not cover excessive cleaning (vomit, feces, garbage inside or outside, cigarette butts outside, excessive stains on the carpet, rugs or flooring, pets, confetti, etc.).

**13. Hot Tub**-Young children are not permitted in the hot tub. Hot tub temperature must not exceed 104 degrees. No sitting, standing, or laying on the hot tub cover. Guests must monitor the water level in the hot tub. Water must always be at least 1 inch above the filter. Do not use soap, bubbles, or shampoo in the Hot Tub. Guests will be responsible for any damage to the hot tub.

**14. Furnishings/Electronics** -Furnishings are subject to change without notice. Guests may not move any large furniture (tables, couches, beds, mattresses, etc.). Small furniture (chairs, end tables, etc.) must be placed back in its original place before checking out. Guests may not disconnect any cables and/or wires from TVs, modems, etc.

**15. Internet use**- Wi-Fi password will be provided in the home. Guests may NOT use the internet connection to search and/or download any material prohibited by law.

**16. Cancellations (VRBO/direct booking guests)**- Reservations may be canceled without penalty if the notice is received and confirmed by the owner at least 30 (thirty) days prior to checking in. If canceled between 14 and 30 days prior to check-in date, 50% refund will be issued. Otherwise, no refund will be issued.

**Indemnification and Hold Harmless**-Guest(s) agree to indemnify and hold harmless the Owner for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property, pool, hot tub, sauna, or other amenities, including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).

**Please note that there is one camera facing the driveway and one facing front door for your safety and ours.**

**Please return all 3 pages of this agreement.**

**By signing this agreement, I have read and fully agree with all the above policies.**

**Please PRINT full name and ages of all guests on page 3.**

Date \_\_\_\_\_

**Guest # 1 Full name** \_\_\_\_\_ **Age** \_\_\_\_\_

Cell phone # \_\_\_\_\_

**Signature** \_\_\_\_\_

**Guest # 2 name** \_\_\_\_\_ Age \_\_\_\_\_

Cell phone # \_\_\_\_\_

Guest # 3 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 4 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 5 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 6 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 7 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 8 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 9 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 10 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 11 name \_\_\_\_\_ Age \_\_\_\_\_

Guest # 12 name \_\_\_\_\_ Age \_\_\_\_\_

**Number of cars that will be parked at the home** \_\_\_\_\_

**I am traveling with pet(s)** \_\_\_\_\_ **#of pet(s)** \_\_\_\_\_

If any information you provide changes from the time the agreement is signed, please notify us ASAP.

Please email the rental agreement to [poconoserenity@gmail.com](mailto:poconoserenity@gmail.com). You can also use a free app CamScanner, to scan and email documents. Thank you!