

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

24 Dunn Way
Lake Placid, NY 12946

Your confirmation is as follows:

Check-in date: Month DD, YYYY after 3pm (No early check-in please)

Check-out date: Month DD, YYYY by 10am (prompt please)

Number of adults:

Number of children:

Pets:

Your deposit of \$ has been received.

Rental rate and fees are as follows:

\$	Per week	\$
	Cleaning fee	\$ 100
	Sales Tax	\$ included
	Less deposit	\$
	TOTAL Due	\$

The total payment is due at least 30 days prior to your reservation (by).

Please sign and return the attached rental agreement. As soon as we receive your full payment, We will **[provide instructions for entry to the property.]**

Thanks, and have a great vacation!

Ray & Claire Hippele

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Raymond & Claire Hippele (“*Homeowner*”) and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. 24 Dunn Way, Lake Placid, NY 12946

The property is furnished and includes a fully equipped kitchen, linens & towels.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

2. Rental Party: The rental party shall consist of adults, children, pets. We do not rent to students or singles under the age of 25 unless accompanied by adult guardian or parent.

3. Maximum Occupancy: The maximum number of guests is limited to **7** persons. An additional charge or **\$50** per person per night for guests in addition to **7** will be assessed.

4. Term of the Lease. The lease begins at 3 p.m. on (the “*Check-in Date*”) and ends at 10 a.m. on (the “*Checkout Date*”).

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner..

8. Rental Rate and Fees

a. Deposit: A deposit of \$ has been received.

b. Rental Rate. Payment in full of the following fees shall be due 30 days prior to Check-in Date:

\$ per week	\$
Cleaning fee	\$ 100
Pet Fee	\$
Sales Tax	\$included
Security Deposit	\$
Less deposit	\$
TOTAL Due	\$

* *Please mail check to Zim Development Co./Ray Hippele, 959 Rt 9, Queensbury, NY 12804

The **security deposit** shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the **deposit** will be refunded as follows:

100% minus a 25% service fee if cancelled more than 30 days prior to the Check-in Date
No refund with 30 days of start date unless house is re-rented for the same time period.

10. Insurance: We encourage all renters to purchase traveler insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

Name: Raymond & Claire Hippele

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

Office 518-798-0026 M-F 9-5pm

Cell 518-796-2394

Home 518-644-2630

Exhibit A

RENTAL RULES

1. **This is a Non-Smoking house.** If you need to smoke, please do so outside.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
4. Keep the property and all furnishings in good order
5. Pets are NOT allowed without prior approval and the ***Pet Addendum & Fee*** must be paid and completed.
6. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the house, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the house.
7. Fireplace: Gas

MOOSE LODGE INFO

1. When you arrive, the lodge should look neat and tidy. If the premises appear dirty or damaged upon Check-in, Guest shall inform homeowner immediately.
2. Sometimes damage happens: We ask that you report it to us as soon as possible so we can get someone in to fix the problem. We ask that you allow authorized persons in to the house to do repairs.
3. We have wireless internet service and a printer/scanner/fax provided if needed.
4. A washer/dryer is provided including detergent.
5. Keyless entry code has been provided to you for entry into lodge.
6. The lodge has heat & A/C. (thermostats located in downstairs hallway)
7. Trash is located on the side of the building. Recycle area is included.

8. Cleaning supplies, vacuums, etc. are located in the laundry room and under the kitchen sink.
9. When checking out: Please leave the lodge neat & tidy in the order you found it. No dirty dishes please.

ABOVE ALL- HAVE A GREAT VACATION!