

Rental Agreement for Bryant Pond Station

Please fill in all portions, sign, date and return THIS page with your initial payment.

PLEASE BE SURE TO KEEP A COPY FOR YOUR RECORDS

Please do not return page 2 of agreement form with your down payment unless required by owner.

Between Jonathan W. Wells (Owner) (REQUIRED FIELDS *)

And: _____ *

Address: _____ *

Telephone: * (Cell) _____ (Work) _____ *

E-mail _____ *

How did you hear about us? Please circle one home away Airbnb Trip Advisor URBO Other Repeat Customer

Number of people: Adults _____ * Children _____ * Pet(s) _____ * Type(s) I.E. dog/cat _____ *

Owner must be notified if additional guests or visitors will be present at the property. An additional use fee may apply. Owner must be consulted for use of RV's Campers, Trailers, etc. on the Station grounds. An additional use fee may apply. Note: Additional persons or any pets without notification to owner are a violation of contract, which calls for immediate vacating of premises. This contract shall not be binding until said contract is received by owner with initial payment. Verbal commitment is not binding. Owner reserves the right to cancel this agreement prior to the arrival date due to any unforeseeable damage to the property, change in Town regulations, double or overlap bookings, or any other event beyond the control of Owner which makes the property unsafe or otherwise

unrentable. Any paid amounts will be fully refunded within 3 months of cancellation. Limit 20 guests maximum.

Rental Fees and Time Period:

\$ _____ .00 for a period of _____ nights *

Arrival Date: _____, 20____ Check in time: 4:00 P.M. *

Departure date: _____, 20____ Check out time: 10:30 A.M. *

Early check-in and/or late check-out MUST be approved by owner. \$75.00 early check-in and/or late check-out will apply. (\$65.00 early check-in and/or late check for repeat guests).

PLEASE FILL IN THIS SECTION TO ENTER YOUR ESTIMATED TOTAL CHARGES AND SEND FOR CONFIRMATION OF RENTAL:

SCHEDULE OF CHARGES

Note: Initial Check payment and any other payment should equal half the rental amount not including tax, cleaning and any other fees.

\$ _____ Rent (Total for Stay)
\$ _____ Tax (ME rental 9%)
\$ _____ 275.00 Cleaning fee
\$ _____ Optional Hot tub fee (Please check box if declining use of hot tub)
\$ _____ (Pet(s) 60.00 Per pet/weekend- 140 per pet/week)
\$ _____ Total (1)

Less payment(s):

\$ _____ Paypal amount paid - Date Paid: _____

\$ _____ Check amount paid - Date: _____

\$ _____ Total paid

\$ _____ Balance due at final payment.

Balance payment and security deposit check due Date: _____ (30 days prior to arrival) Unless otherwise changed by owner.

Security Deposit - \$500.00 - Security deposit MUST be a separate check sent with FINAL rental payment.

Note: Absolutely NO refunds unless we can rent property to another party. \$100.00 cancellation fee will be applied. Any difference in price will be paid by the canceling group.

Renter must call/text owner 1 week prior to arrival to discuss pertinent information regarding the house.

Office Use Only

DATE PAID: _____

AMOUNT: _____

CHECK #: _____

Please sign below and return this page, along with your down payment is due in 5 days to secure reservation. If you intend to send your payment by any method other than by mail (such as USPS, UPS or FedEx, please contact owner for shipping address. Those companies cannot deliver to a post office box.

Renter: _____ *

Date: _____ *

Please write "BPS" (Bryant Pond Station) in the memo section of your check along with the dates

Please do not staple checks

**Please make check payable to Jonathan Wells
mail completed form to:**

Jonathan Wells
P.O. Box 7174
Ocean Park, ME 04063