

**SHORT TERM RENTAL AGREEMENT**

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ between  
Name(s) \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ email \_\_\_\_\_

(hereinafter the renters) and Mary Anne and Wayne Mueller, 2034 Menominee Drive, Oshkosh, WI 54901, 920-233-6969  
(hereinafter the lessors) concerning the short term rental of the property located at 2 Loon Point, Melvin Village, NH  
03850 (603-544-3127).

Total number of adults in the renting party \_\_\_\_\_. Total number of minors in the renting party \_\_\_\_\_.  
The rental period begins at 3pm on \_\_\_\_\_ and ends at 10am on \_\_\_\_\_ .

Rent	\$ _____
9% NH rooms & meals tax	\$ _____
Security deposit	\$ 500.00
<b>Total</b> (100 % due for weekend rentals)	\$ _____
Down payment at the signing of the agreement (50% of total).	\$ _____
Remainder paid 6 weeks before commencement of the rental period	\$ _____

**Terms of the agreement:**

1. The Lessors have the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the renters violate of any of the terms of the agreement, the rental period shall be terminated immediately. The renters waive all rights to process if they fail to vacate the premises upon termination of the rental period. The renters will leave the premises at the expiration time and date of this agreement.
2. The renters will pay for any and all toll calls made. The renters agree that the lessors can deduct the cost of said toll calls from the security deposit prior to refund.
3. The renters will maintain the premises in good, clean, ready to rent condition, and use the premises in a careful and lawful manner. The renters will leave the premises in ready to rent condition at the expiration of the rental agreement, defined by the lessors as being immediately habitable by the next renters. Renters agree to pay for maintenance, repairs and cleaning services should the premises be left in a lesser condition. The lessors can deduct costs of said services from the security deposit prior to refund.
4. The renters will dispose of all waste material, generated during the rental period, in a lawful manner, OFF the premises. If trash collection is provided (during high season) then all waste material will be stored **in garbage bags** only in the garbage cans provided on the side of the house.
5. The renters will pay for any damage done to the premises over and above normal wear and tear.
6. **No animals** of any kind will be brought onto the premises. There will be **no smoking** on the premises.
7. The renters will not sublet the property.
8. A **maximum of 8 (eight) persons** and no more than **2 families** shall reside or sleep on the premises.
9. The renters will behave in a civilized manner and will respect the rights and desires of the surrounding property owners.
10. Only water craft, legally licensed to operate on NH waters, will be moored at the dock. Renters use the dock at their own risk. Renters are responsible for any and all damage caused to the dock by their craft.
11. The renters will not go into the garage area without prior approval of the lessors.
12. Renters acknowledge **Arsenic in the house water** exceeds EPA limits. Renters will use Reverse Osmosis tap for drinking water and cooking water, or supply their own water for such purposes.
13. Renters are responsible for providing linens, paper products, toweling and other consumables.
14. The renters hereby indemnify, and hold harmless, the lessors against any and all claims of personal injury or property damage or loss arising from the use of the premises regardless of the nature of the accident, within the extent of the law.
15. Down payment is fully refundable if requested within 1 week after signing the agreement and more than 4 weeks before the rental date. After that, a minimum 20% cancellation fee will be charged. The balance of the amount paid will be returned only if lessors are able to rent the premises at the same price. Rental date is secured by receipt of payment.
16. If renters rent again this agreement will be in force unless or until a new agreement is signed.
17. Lessors are not responsible for cancellations due to circumstances beyond their control.

**I (we) agree to abide by the above conditions and certify that the information provided herein is true.**

Signed (all adults must sign),

_____	_____
Renter	Date
_____	_____
Renter	Date
_____	_____
Renter	Date
_____	_____
Mary Anne Mueller	Date

_____	_____
Renter	Date
_____	_____
Renter	Date
_____	_____
Renter	Date
_____	_____
Wayne Mueller	Date