

Thank you for inquiring about our Studio for your vacation. This studio is located at 563 Woods Hole Road, Woods Hole, MA.

We require a 50% deposit plus a signed lease to reserve this property. This rental is not final until we receive the signed lease (sign below) plus your deposit. Please feel free to call the front desk at the Woods Hole Inn at 508-495-0248 with questions.

#### RENTAL RULES AND REGULATIONS

1. CHECK-IN TIME IS AFTER 4 P.M. EDT AND CHECK-OUT IS 10 A.M. EDT.

2. NO SMOKING. The Studio is designated as NON SMOKING for the enjoyment and health of all our guests as well as for insurance purposes. We will retain your damage deposit for cleaning charges if smoke is detected in the Studio. Please make your guests aware as you are responsible.

3. PET POLICY. Well-behaved pets are permitted in the Studio only with prior approval. A \$150 per pet fee applies. All pets must be leashed when outside. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other recommended vaccinations and topical flea treatments. All items above are the sole responsibility of the pet owner. The Woods Hole Inn LLC assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

4. AGE REQUIREMENT. We do not rent to anyone under 25 years of age unless accompanied by an adult guardian or parent. We reserve the right to ask you to leave if this is the case.

5. DAMAGE DEPOSIT- A damage deposit of \$500 will be put on hold to your credit card until we have cleaned the property and the following conditions are met:

a. No damage is done to Studio or its contents, beyond normal wear and tear and it is left "broom clean".

b. No charges are incurred due to contraband, un-approved pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in barrels provided. Dishes should be clean and put away where they were found.

d. All keys are left on the kitchen table or returned to the inn.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. Check out is by 10 am EDT. A penalty of \$100/hour or portion thereof will be retained from deposit or charged to the credit card on file.

h. The renter is not evicted by the Woods Hole Inn management or by the local law enforcement.

6. PAYMENT - An advance payment equal to 50% of the total charge is required at the time of booking in order to reserve your dates requested. Please make payments using checks payable to Woods Hole Inn LLC, or we can process the deposit on your credit card (MC, Visa, Amex or Discover preferred). The balance of rent is due twenty one (21) days before your occupancy. We will not accept a check as payment after that date.

7. CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur a \$50 fee to cover our expenses. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full rental amount unless the premises can be re-rented. Any difference in the rental amount will not be refunded and there will be a cancellation fee of \$50.

8. EXPECTATIONS –If the Tenant or his representative is unable to view the property prior to signing the lease, or for any other reason, the Landlord will NOT be held responsible if the property does not meet the Tenant’s expectations.

9. MAXIMUM OCCUPANCY – The Studio sleeps 2 and occupancy in excess of 3 adults and children is not allowed without prior written approval. The security deposit will not be refunded if occupancy exceeds the agreed upon limit.

10. INCLUSIVE FEES - Rates include a one-time linens, towels, beach towels and paper goods setup. Maid service is not included in the rental rate; however, it is available at an additional rate of \$25/hour. Lost or damaged towels will be charged against the damage deposit.

11. SUBLEASE –The Tenant will not lease or sublet or allow others to occupy premises without Landlord’s prior approval.

12. FALSIFIED RESERVATIONS - Any reservation obtained under false pretence will be subject to forfeiture of advance deposit payment and the party will not be permitted to check-in.

13. WRITTEN EXCEPTIONS - Any exceptions to the above-mentioned policies must be approved in writing in advance.

14. PARKING - Parking is very limited in Woods Hole and parking for one car is included with the unit. Additional cars will be charged \$17/calendar day which is a reduced rate for our guests only. Renters must display parking pass on the dashboard at all times and park within the lines in the lot. Failure to display may result in towing of vehicle at renter's expense. Renters park at their own risk.

15. HURRICANE OR STORM POLICY - No refunds will be given for inclement weather and the landlord is not liable for any harm to the Tenant arising from the use of the premises or others whom they invite to use the premises. Trip insurance is strongly recommended. The following is an agency we recommend: <http://www.allianztravelinsurance.com/>

By Signing Below, I agree to all terms and conditions of this rental agreement:

Signature \_\_\_\_\_ Date \_\_\_\_\_