

Rental Agreement
40 Gile Road
Franklin, New Hampshire

1. **Agreement** This agreement is between John L. Gile, owner, and _____, tenant, of 40 Gile Road, Franklin, New Hampshire.
2. **Rooms Reserved** *Tenant agrees to rent the home from _____ 2004 through _____ 2004. OR Tenant agrees to rent _____ bedrooms in the home from _____ 2004 to _____ 2004.*
3. **Deposit** A deposit of 50% of the rental fee is required to be posted ten days prior to beginning rental. Deposit can be sent by check to John Gile, 40 Gile Road, Franklin, New Hampshire, 03235. 100% of the deposit will be used toward the rental amount, thus the rental amount due at check-in will be reduced by the deposit received. The deposit is non-refundable if not cancelled 72 hours in advance of rental. An additional security deposit of \$250.00 will be required and will be returned 5 days after completion of rental.
4. **Uses** Tenant will have full use of the home and swimming pool, kitchen, and common areas. There is a caretaker on the property and the property owner will also be on site. Tenant may use kitchen for meals; there is no restaurant on site. Catering arrangements for breakfast, lunch, or dinner may be made 12 hours in advance and will be provided on site.
5. **Housekeeping Services** There are no housekeeping services during the stay, however the caretaker will be on hand for any security, safety or logistical concerns. Additional housekeeping services can be arranged at additional cost.
6. **Cleaning Fee** A cleaning fee of \$50.00 will be charged for all rentals. An additional cleaning fee may apply to stays less than two nights.
7. **Fire Hazard** There is no smoking inside the home. Smoking is permitted in the pool area and the sunroom adjacent to the pool.
8. **Check In Time** Check in time is 1:00 p.m. on the first day of rental and check out time is 12 Noon on the last day of paid rental.

9. **Quiet Enjoyment** Tenants shall be entitled to quiet enjoyment of the premises. Tenants shall not use the premises in such a way as to violate any law or ordinance, commit waste or nuisance, or annoy, disturb, inconvenience, or interfere with the quiet enjoyment of any other tenant or nearby resident.
10. **Parking** Parking is available for up to 4 cars. Additional parking will be charged at \$8.00 per car.
11. **Damage** Tenant bears responsibility for any damage caused to the property or premises, but only that which is caused directly by tenant.
12. **Historic Property** This is a historic property dating to 2004. Please respect the home and its surroundings.

By signing the document below, both parties agree to the terms noted 1-12 above.

SIGNED _____ PRINT NAME _____
(Tenant)

DATE

SIGNED _____
John L. Gile, OWNER

John L. Gile
40 Gile Road
Franklin, New Hampshire
603-934-6744
323-691-4453
JohnGile@aol.com