

Chuck McLaughlin 207-286-5414

**RENTAL AGREEMENT
49 Pier Road Rentals
Kennebunkport, Maine**

Susan McLaughlin 207-284-3180

Please read the agreement carefully, fill out and sign. Your booking is not complete until I have this in my file.

The undersigned parties hereby agree to the following, in regards to the weekly or seasonal rental of any unit at 49 Pier Road Rentals, Kennebunkport, Maine. Many of these guidelines spring from the fact that there are several rental units on the property and common areas for all to enjoy. Failure to adhere to these guidelines will result in the early termination of your rental agreement and forfeiture of your rental fee:

LIABILITY: The owners (Alderrun Development, LLC, Charles H. McLaughlin IV and Susan E. McLaughlin) assume no responsibility whatsoever for the personal safety of the renter (as listed in "Rental Party," below) or invited or uninvited guests of the renter who are known or unknown to the owner. Caution is to be used at all times at the waterfront and in the yard. Failure on the part of the renter or his or her guests to use caution or to supervise children anywhere on the property at any time is not in any way the responsibility of the owner. If the rental unit becomes uninhabitable for reasons beyond the owner's control, the booking will be cancelled and a full refund will be issued immediately.

CARS: Each unit has one dedicated parking space. There is no parking permitted on Pier Road. This is actively enforced by the Kennebunkport PD. No rental party shall have more than one vehicle per unit on the property at any given time. If you know the make, model and color of the vehicle you plan to use while on vacation, please list it on the last page. If you are planning to rent a car, we will need identifying information as soon as possible.

Absolutely no loud motorcycles are permitted on the property at any time. Loud in this case will be defined as any motorcycle that has been purposely altered to make noise in gear or at the idle. Normal motorcycles are fine.

Please understand that we impose these limitations because they are necessary for everyone's full use and enjoyment. We very much appreciate your understanding and cooperation!

PETS: If dogs have been permitted to stay in the unit, they are subject to the following restrictions and a \$100 per dog weekly fee which is not taxed. Complaints from other renters will require us to ask that you kennel your pet for the remainder of your stay. Cats are not permitted due to allergies.

A separate dog policy will be sent if you are bringing a dog, and it must be signed along with this agreement.

KIDS: We especially want your children to have a safe, memorable and, most of all, fun vacation! To that end, we ask that:

- Parents be extra-vigilant around the waterfront. **Children 8 and under will be required to wear a life jacket when on the pier or the float or any time they leave our property in any sort of flotation device such as a kayak, sailboat, motorboat etc. Please pack accordingly!!**
- Children respect others' use of the yard and dock when at play.
- Inside voices be used indoors, especially for the Villager and Chickadee units.
- Swimming is fine but **MUST** be supervised and is undertaken at **your own risk! No diving off the float or any part of the dock.**

VISITORS: We understand that occasionally, local friends and family will want to visit. There is no extra parking, so please plan accordingly.

- Usage of the dock is limited to renters only.
- Overnight visitors are prohibited. Visitors in this case are defined as anyone not on the list of persons in the rental party (below.)
- Renters are asked to keep evenings quiet and to not have visitors on the premises after 10:30 p.m. Also see CARS, above.

USAGE: The yard and dock are considered common areas. Please respect other renters and do not appropriate any spot as if it is for your exclusive use.

- Absolutely no lit candles or fires on the premises at any time! Smoking is prohibited on the property. This is very important.
- Music should be played only at low volume and only indoors. Please turn off all music by 10 p.m.
- Please keep it down for the other guests. If we have complaints, we will first warn the offending renter, but strike two will activate the "failure to adhere to the guidelines" early departure.
- Please keep household items, including towels, inside. Please bring your own towels for use at the beach or on the dock, and use paper plates and disposable cutlery when eating outdoors.
- The dock and float are intended to be used by renters for lounging, fishing, swimming, kayaks and canoes **ONLY**. Any motorboat or sailboat must be docked or moored off premises. This is for insurance reasons.

TECHNOLOGY: We have basic cable in every unit and we have invested in a state-of-the-art booster to cover the entire property with wifi. We do *not* guarantee that your device will work on wifi during your stay, nor can we consult if you have problems connecting.

CONDITION and CLEANING: It is expected the units will be left in an acceptable condition. Our cleaner is very experienced with weekly rentals and we will use her judgment as to whether the units need additional cleaning over and above the reasonable amount allowed for and included in the rental fee. In cases where the cleaner must spend additional time readying a unit for the next renter, the damage deposit will be retained.

In cases where a term of two weeks or more has been contracted, mid-stay cleaning is included but it is the responsibility of the renter to request a mid-stay cleaning. The cleaner will also need access to the unit for cleaning.

TERM OF USE: It is understood that, unless specifically arranged beforehand, the units are rented by the week, Saturday - Saturday. Check-in will be at 3 p.m. on the first Saturday of the rental period, and check-out will be no later than 11 a.m. on the final Saturday of the rental period. We would appreciate advance notice if you plan to leave earlier than 11 a.m. since it gives our cleaner a little more time. If the premises are found to be occupied at 11 a.m. on the day of check-out, the damage deposit will be forfeited. For shorter term rentals in the Chickadee, check-in/out is 3 p.m. on the day of arrival and 11 a.m. on the day of departure.

FEES and CANCELLATION: A *50% deposit* is required to book. The *balance* is due 30 days prior to arrival. For the Seagull, the full rental fee is required to book.

Weekly summer rates including 9% state lodging tax:

Fish House: \$1635 (deposit is \$817.50)	Chickadee: \$1090 (deposit is \$545)	Seagull: \$654
Crow's Nest: \$1090 (deposit is \$545)	Villager: \$1090 (deposit is \$545)	

- A separate *\$50 damage deposit* must be sent in the form of a check or money order which can be easily destroyed once the unit has been checked for damages. It will not be collected in a manner that requires us to refund money online (thereby costing a %age) or that will require us to mail back a payment. This is simply because we have as many as 40 separate renters in a summer season.
- If pets have been specifically permitted, there is an additional weekly fee of \$100 per pet – not taxed. For the Seagull unit only, payment in full is required to book.
- If the reservation is cancelled within 30 days of the arrival date, the rental fee will be forfeited. Cancellation before the 30 day date will result in a 25% refund of the rental deposit.
- We reserve the right to cancel your booking and send you a full refund in the case of emergency.

Please sign page 3 and return along with rental deposit and damage deposit to me at

Susan McLaughlin

70 Center Street

Suite 401 B

Portland, ME 04101

OR: susan7mclaughlin@gmail.com OR: fax 207-874-0505

RENTAL AGREEMENT FOR 49 PIER ROAD RENTALS

Please return this page only

I/ we agree to comply with the above guidelines. Failure to do so will result in forfeiture of rental fee.

Unit name: _____ Dates of rental: From: __/__/2016
To: __/__/2016

SIGNED this ____ day of _____, 2016.

Renter _____ Print name _____

Renter _____ Print name _____

RENTAL PARTY: On the lines below, please write the names and approx. ages of the people who will be staying in the unit. We reserve the right to limit the number of occupants.

PHONE NUMBER where you can be reached during your stay: _____

PETS Please list below the pets which have been expressly permitted to stay in the unit. Please include breed. For mixed breeds, please briefly describe (size, color.) Please remember to sign and return the dog agreement!

VEHICLE
Make: _____ Model: _____ Color: _____