



## The Cottage at Acorn Lane Rental Agreement

1. **AGREEMENT:** Juniper Hill Inn and Guest agree as follows:

- a. Guest is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends, responsible adults or children under direct adult supervision.
- b. Maximum occupancy is six Guests and is limited to registered Guests only, gatherings are not permitted.
- c. Any complaints from neighbors regarding excessive noise or other nuisances may be cause for immediate termination of the rental agreement and forfeiture of the Guest's deposit and rents.
- d. Maximum of two vehicles allowed to park on premises.
- e. Use of the premises will be denied to persons not falling within the foregoing categories and as a result they would have to vacate the property without any refund.

2. **PAYMENT & SECURITY DEPOSIT:**

- a. Payment for the first night's lodging plus tax is due at the time of reservation, payable by credit card.
- b. Payment for the remaining balance in full and this signed agreement are due 45 days prior to the arrival date. Payment is accepted via credit card, check or money order.
- c. Juniper Hill Inn will hold Guest's credit card information on file as security deposit. Provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met, Guest's credit card will not be charged. Guest is liable for all replacements and repairs that are outside what is considered normal wear and tear and hereby authorizes Juniper Hill Inn to charge the Guest's credit card to cover said costs. If cost of replacement or repairs exceeds the Guest's credit limit, Guest agrees to pay the difference to Juniper Hill Inn. In the event of a dispute concerning a security deposit, arguments to be heard in the state of Maine.
- d. For reservations made less than 45 days prior to check-in, payment for the entire amount plus tax is due at the time of reservation, payable by credit card.
- e. **Reservations made less than 45 days prior to check-in are not exempt from the cancellation policy.** See section 3 below.

3. **CANCELLATION POLICY:**

- a. Reservations are considered booked when the Guest's credit card information is received and authorized.
- b. To cancel this reservation, notice of cancellation must be in writing and received 30 or more days prior to the check in date. Juniper Hill Inn will refund the sums Guests have paid, less a cancellation fee equal to the first night's lodging plus tax.
- c. If the notice of cancellation is received less than 30 days prior to the check in date, Guest will forfeit all sums paid. Guest hereby authorizes Juniper to charge Guest's credit card for any outstanding balances for reservations cancelled less than 30 days prior to check in date.
- d. No refunds are issued for early departures.

4. **PETS:** Pets are not allowed on the grounds or within this property. Violations of this policy will result in the immediate termination of the rental agreement and forfeiture of the Guest's deposit and rents.

5. **SMOKING:** Smoking is not allowed within this property. Violations of this policy will result in the immediate termination of the rental agreement and forfeiture of the Guest's deposit and rents.

**6. CHECK IN:**

- a. Check in time is any time after 2:30 PM on the day of arrival.
- b. Guests will be required to complete check in at the hotel front desk by providing identification and a credit card, and by signing a registration card.
- c. A maximum of five keys will be provided.

**7. CHECK OUT:** Check out time is 11:00 AM on the day of departure.

**8. HOUSEKEEPING:** Housekeeping service will be provided every third day and upon departure. Guest is required to leave the property in the same general condition that it was received by making sure dishes are washed and put away, and the cottage is generally picked up and ready to be vacuumed, dusted and sanitized.

**9. TELEPHONE:** The property provides telephone service and voice mail that is switched through the hotel PBX. There is no charge for local, 800, 877, 888, credit card or collect calls. Long distance calls are charged at current hotel rates and will appear on the final bill.

**10. INTERNET SERVICE:** The Hotel offers complimentary high speed Internet access via an open network that provides public, unsecured access to the Internet. All users of this network assume all risks inherent in the operation and use of the network. The Hotel is not liable for any loss of data, file corruption, hacking or any damage to a personal computer that may occur while using the Internet service. The Hotel does not provide technical support for this service.

**11. WHAT WE SUPPLY:**

- a. The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, a fully equipped kitchen, cable TV, furnishings, personal items (toilet paper, facial tissue, soaps, shampoo, conditioner and body lotion), china, glassware and silverware. We may not have all the items you may be accustomed to having in your home. If there is a special type of item you are accustomed to using please provide for those items by bringing them with you.
- b. Hotel facilities such as pools, spas, vending, game room, and coin operated laundry are available for use by registered Guests of the cottage. Visitors of registered Guests are not permitted to use Hotel facilities.

**12. MAINTENANCE:**

- a. Juniper Hill Inn will diligently attempt to address maintenance issues as they occur. If a maintenance issue occurs that cannot be fixed in a reasonable amount of time, Juniper Hill Inn reserves the right to relocate Guests to other accommodations within this location or at another property.
- b. Juniper Hill Inn does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconveniences arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Juniper Hill Inn accept liability for any loss or damage caused by weather, natural disasters, acts of God or other reasons beyond its control.

**13. ENTIRE CONTRACT:** All prior agreements between Juniper Hill Inn and Guest are incorporated in this Agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this Agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this Agreement. Any provision of this Agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this Agreement. The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. This Agreement shall be governed and construed in accordance with the laws of the State of Maine. Maine shall have personal jurisdiction over the parties and York County shall be the forum for any legal action brought in relation to this Agreement.

The undersigned has read and understands the terms and conditions of this agreement:

Guest Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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