

Room Rental Agreement

1. **The Parties:** This short-term rental agreement made on

Between the following:

- **Tenant:**
 - **With mailing address of:**

- **Lodge:** Turin Highland Lodge, LLC
4098 West Rd.
Turin, NY 13473

- 2. **The premises:** Turin Highland Lodge, LLC agrees to rent the described room to the tenant listed above.

• **Please select room type below: ** 2 night Minimum unless you call office for special accommodations**

Single Room

Adjoining Room * **Must book both rooms together or call (Rooms 1 & 2 and Rooms 5 & 6 can be adjoining)**

- Each room includes: 2 queen beds, 1 sleeper sectional, table w/ chairs, kitchen (cooktop, microwave, sink, coffee maker, refrigerator w/ freezer and utensils), full bathroom, flat screen TV, WIFI, boot dryers and all your bathroom needs.
 - Rooms 1 and 6 have full range stove with oven.
 - Laundry room is available for all guests.
 - Continental breakfast is available 7AM-11AM. This will include waffles, cereal, yogurt, fruit, bagels, croissants, toast, pastries/ muffins, milk, juice, coffee/ tea.
3. **Rental term:** The tenant shall have access to the premises under the terms of this agreement for the following time period:
- **Starting Date:**
 - **Ending Date:**
 - **Check in is at 3PM.**
 - **Check out is at 11 AM on ending date. * if not checked out by 10 AM you will be charged for every hour you are in the room of \$100/ hour.**
 - **Cleaners will start every morning after 10 AM.**
4. **Quiet Hours:** Quiet hours begins at **11:00 PM** each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.
5. **Occupants:** The total number of individuals staying on the premises during your rental term shall be a total of 6 guest. If more than the authorized number of guests listed are found on the premises, the tenants will be subject to additional charges by management.
6. **Rental fee:** **During none peak season rental will be \$200 a night (April 1st- Oct 31st) \$230 peak season (Nov 1st- March 31st) Due at booking.**
7. **Pets:** Service animals are permitted with proof of certification.

8. **Party Cleanup:** if the premises qualify for a “deep clean” due to the amount of “wear and tear” from a party or large gathering, a fee of \$300 (“Party Cleanup Fee”) shall be charged at the end of the stay to the Card on file.
9. **Smoking Policy:** Smoking inside the premises is Prohibited. If found that a person or persons has smoked in the room or rooms they will be subject to a cleaning charge of \$300.
 - There will be designated smoking areas outside for guests.
10. **Person of Contact:** Turin Highland Lodge, LLC has a contact person with any issues or needs.
 - Kaitlyn Matthews
 - Business #: 315-513-4026
 - Cell #: 315-921-5172
 - Email: turinhighlandlodge@gmail.com
11. **Management Fees:** The tenant agrees to pay all reasonable costs, attorney fees and expenses that shall be made or incurred by management enforcing this agreement.
12. **Use of Premises:** The tenant shall use the premises for residential use only. The tenant is not authorized to sell products or services on the premises or conduct any commercial activity.
13. **Illegal Activity:** The tenant shall use the premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this agreement with no refund of pre-paid rent.
14. **Possessions:** Any personal items or possessions that are left on the premises are not the responsibility of the lodge. The lodge shall make every reasonable effort to return the item to the tenant. If claims are not mad within the state’s required time period or two (2) weeks, whichever is shorter, the lodge shall be able to keep such items to sell or for personal use.
15. **Governing Law:** This agreement shall be governed and subject to the laws located in the jurisdiction of premise’s location.
16. **Cancellations:** If canceling your booking you need to call the office within 7 days before your arrival date for refund. Anything less than 7 days are subject to cancellation fee of 3% of total booking.
17. **Damages:** Any damaged or stolen property of the lodge the tenant will be subject to being charged and paying for all damage or property. This is without a limitation, any damages to landscaping, walls, furniture, appliances, cabinets/ counters, floors, bedding, towels and items provided in the rooms.

Tenant Signature:

Date:

Print Name:

Card Information:

Name on Card:

Card #:

Expiration Date:

CCV#:

