

Shelter Island Hideaway House Rental Agreement & Contract

Property:

**Shelter Island Hideaway
1 Brander Parkway
Shelter Island, NY 11964**

**Rental – 4+ Bedrooms House
Lauren Ravagnani & Party (10 Maximum)**

**8/1/2010 Arrival, 8/31/10 Departure
Rental Fee \$25,400**



1. Arrival time is 3 P.M. and departure is 10 AM. NO Early Check-in or late checkout is permitted *unless prior arrangements have been made*.
2. This is a NON SMOKING property.
3. Pets are not permitted under any conditions unless prior arrangements have been made.
4. No rentals to vacationing students or singles under the age of 25 years unless accompanied by an adult guardian or parent.
5. Damage/reservation deposit. A damage/reservation security deposit of \$4500 is required. This must be received in a separate check at the time of final payment. The security deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT to be applied toward the rent; however, it is refundable within 7 days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. *All debris, rubbish, trash and discards are taken to the Shelter Island Recycling Center, and soiled dishes are placed in the dishwasher and cleaned, or a removal fee and extra cleaning will be assessed.*
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. No early check-in or late checkout.
 - h. If the renter is not evicted by the owner (or representative of the owner), the local law enforcement, or Security Company employed of by any agent authorized by owner to do so.
 - i. A cleaning fee of **\$400** will be deducted from the security deposit. If you desire, additional cleanings can be arranged at the rate of \$400 per cleaning, either a schedule or advance noticed is needed.
 - j. All items delivered with the property are accounted for.
 - k. A \$200 charge will be assessed *per* rental week or part thereof for pool servicing, all utilities, cable TV and groundskeeper. Will be deducted form the

security deposit.

6. PAYMENT – An advance payment equal to 50% of the rental rate is required when the reservation is made. The advance payment will be applied toward the house rent.

Payable to:

**Helane Blumfield
37 Wall Street, Suite 23M
New York, NY 10005**

The advance payment is not a damage deposit. The balance of the rental & security are due fourteen (14) days prior to arrival date, or rental may be forfeited.

7. CANCELLATIONS. A 90-day notice is required for any cancellation. Cancellations that are made more than 90 days prior to the arrival date will not incur any penalty. 50% of the advanced payment will be refunded for cancellations 60-89 days prior to scheduled arrival date. No advanced payment will be refunded if cancellation occurs 30-59 days before scheduled arrival date.

9. MAXIMUM OCCUPANCY- The maximum number of guests for this house is limited to ten (10) persons. An additional charge of \$50.00 per person per night for guests over the four (10) will be assessed and MUST be approved in writing.

10. Longer minimum stays may be required during holiday periods. If a rental is less than seven days, the guest will be still incurring the 1-week rental rate unless prior written arrangements are made.

11. INCLUSIVE FEES – Rates include a one-time linen-towel setup.

12. There is NO DAILY MAID SERVICE – While linens and *bath towels* are included in the cottage rental, daily maid service is not included in the rental rate. Additional cleaning is however available at an additional rate (please enquire).

We suggest you bring beach towels. We do not permit towels or linens to be removed from the house.

13. Washer and dryer in the house, however Detergent or fabric softener is not.

14. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to access to the property or be allowed to check-in.

15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be in writing in and approved in advance.

16. The premises are accessible via a key combination- it will be your CELL PHONE number.

17. HURRICANE OR STORM POLICY – No refunds will be given unless:
a. The National Weather Service orders mandatory evacuations and Shelter Island is contained in a "Tropical Storm/Hurricane Warning area" and/or
b. A "mandatory evacuation order has been given for a Tropical Storm/Hurricane Warning" that includes the Shelter Island. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane

Warning," area, we will refund:

- a. Any unused portion of rent from a guest currently registered,
- b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
- c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period. By Signing Below, I agree to all terms and conditions of this agreement

18. Terms & Rental Rate. The lease term for the Vacation rental for the 4 Bedroom House, at Shelter Island Hideaway is from **8/1/2010 Arrival, with a Departure of 8/31/2010**. The rate for the rental period is \$25400.

Due at signing is a 50% deposit of \$12700. Due at least 14 days prior to your arrival is the cleaning fee of \$400 (see item 4i), the inclusive utilities fee of \$885 (\$200 per week or part thereof, see item 4k), the security payment in the amount of \$4500 as well as the 50% balance of the rental term fee in the amount of \$12700.

There are to be **No** taxes, **No** stay fee, **No** hotel fees or any other taxes assessed for your rental stay.

Tenant(s) information:

Phone number:

*** Cell number:

Cell Phone last 4 will be the digital code Lock Combo :

Renters/Tenant(s) information:

(Please Print)

Tenant(s) Lauren Ravagnani

Address:

Street:

City:

State

Zip:

Signature: _____ Date _____

Signature: _____ Date _____

Cell Phone number while on Shelter Island
(*The last 4-* will be programmed into the digital door lock for your use during your stay).

Shelter Island Hideaway

Signature: _____ Date _____

This document is a legal and binding contract between the renter (tenant) and the property owner or representative. Signing this document is paramount to agreeing with all statements included in this 4-page document, and you agree to abide by all terms herein.

****Signed Contract & 50% deposit must received be NO LATER than Thursday 4/22/10 to guarantee your stay.**

**Helane Blumfield
37 Wall Street, Suite 23M
New York, NY 10005**

Please email wire transfer confirmation to david@shelterislandhideaway.com: