

Rental Agreement

Newph's Landing on the Lake

6940 Lake Rd. W.
Ashtabula, Ohio 44004
440.499.5811
440.478.4421 Cell
cnewpher@gmail.com

This Agreement made this ____ day of _____, 2015 between
Tenant Name _____ Address _____
City _____, State _____, Zip _____ Phone _____
(Hereinafter called the Tenant) and J. Cameron Newpher (hereinafter called the Owner) concerning the
short term rental of the property located at 6940 Lake Rd West. Ashtabula, Ohio 44004.

Front House:

Rental period begins at 10:00am on _____ ending at 6:00pm on _____.
Total occupancy in party: _____ Adults: _____ Children: _____ Pets: _____

Total Rental Amount:

Damage Deposit: 300.00
8% Tax and Processing:
Total Amount Due: \$300.00

Reservation Deposit: _____ 50% Prior to 60 Days Arrival
Balance Due: _____ Date _____

Cancellation/Refunds: If you cancel your reservation 60 days prior to your arrival we will refund the deposit less a 10% processing fee. All Reservations must be prepaid "In Full" 30 days prior to your arrival date. If you cancel your reservation within 30 days of your arrival date we reserve the right to keep the rental amount applied less the Damage Deposit. If we are able to rebook the property for all or part of that period, we will refund the rental amount or a prorated share, as appropriate.

Within 10 days after your departure, we will refund the Damage Deposit, less any amount required to cover repairs for damages (other than normal wear and tear) and or cleaning services if required for the next guests arrival.

Utilities/Phone:

We will pay all utility costs (water, heat, electric, trash removal, and local/Long Distance telephone – (USA Only).

Linens and Kitchen Supplies:

We will provide 2 sets of linens and towels for each bed including 1 light blanket. Newph's does not provide heavy comforters and suggest our guests bring their own if desired. We also provide starter paper products in the bathrooms and kitchen including some basic cooking supplies. We request that any products used be replaced before your departure. Linens should be washed and placed back in the bedrooms as found upon your arrival before you checkout. All dishes and utensils should be washed and placed back in their appropriate cabinets or drawers as found upon your arrival.

Init: _____

Trash Removal:

Trash is collected in the mornings. A large trash can is outside of the Lake View Room on the eastside of the house as well as, on the back porch of the kitchen. All trash cans within Newph's Landing are bagged and must be re-bagged when emptied in the containers outside for removal. Garbage bags for trash cans inside Newph's are provided under the sink in the kitchen – Please replace what you use.

Other Important Points:

We mutually agree to the following:

- **The front house will not be occupied by more guests than specified in this agreement or sublet to any other persons. The front house will not be used as a gathering place for additional guests staying in the surrounding area. Newph's Back Barn is available for such purposes if desired.**
- **Additional Guests over 11 persons will be charged \$35.00 per person per day with a maximum of no more than 15 guests without prior permission from owner.**
- **Smoking is not permitted inside the house. Smoking is permitted outside provided Butts are placed in the cans provided outside the doors. Smoking is permitted in the Back Barn "Use ashtrays"**
- **Neither you or your guests will use, sell or possess illegal drugs on the property.**
- **Alcoholic beverages will not be served to any minors on the property.**
- **You will take care not to play excessively loud music or otherwise create a nuisance to the neighbors. Quiet hours at the Front House are between 11:00pm and 8:00am. Back Barn may be used for additional late night activities within reason.**
- **Pets must be leashed or observed carefully for their safety as well as to not create a problem for neighbors and or their pets. Pets shall not be left unattended for any length of time, they are on vacation too.**
- **All pet droppings must be bagged and placed in the trash containers outside the Front House. Any accidents in the house must be cleaned up immediately. Please use products provided by Newph's Landing "Natures Miracle" which can be found in the laundry room.**
- **Tenant expressly agrees not to clean fish in the house; fish must be cleaned off the premises or by the Back Barn as arranged by the owner. All fish carcasses must be double bagged and placed in the dumpster provided by Newph's Landing.**
- **The house will be clean when you arrive, and we expect that you leave it in good order at all times. You will notify us promptly of any damage or problems that arise during your stay. This includes broken anything.**
- **Furnishing shall not be moved outside or rearranged without prior approval of the owner. Please do not tape or hang any items from walls or furniture.**
- **Unless there's an emergency, we will notify you in advance prior to entering the property during your rental period.**
- **Fireworks and other incendiary materials shall not be kept or used in or around the property.**

Init: _____

- Firearms are not permitted on the property without consent of the owner and proof of CCP.
- It is advised that the property contains a gas stove and cook top, gas heating, gas grill, and other gas powered items; Tenant will seek help from management if the proper operation of such items is not fully understood. Propane is provided for the grill on the back porch, 1 tank per rental period.
- The property has fire alarms installed and they are believed to function properly at the time of rental. Tenant will notify management without delay if a fire alarm “chirps” or has a low battery condition. Tenant agrees not to disable any Fire Alarm for any reason.
- Fire Extinguishers are in the Kitchen and Laundry Room and are believed to be pressurized, Tenant will notify without delay if extinguishers appear to be or become discharged.
- Tenant shall see to their own security while in the property by locking doors, windows, sliding doors, etc. when it’s prudent to do so.
- High speed internet and cable TV is provided as a convenience only and is not integral to this agreement. No refund of rents shall be given for outages, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet or cable TV services.
- The owners have the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period or have violated the terms of this agreement. The Tenants shall vacate the premises at the expiration time and date of this agreement with the premises in the condition provided upon arrival. “Boy Scout Rules” Leave it better than you found it. A detailed list of expected Cleaning Requirements is posted in the Laundry Room.
- The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Owner and his Representatives against any and all claims of personal injury, property damage or loss arising from the use of Newph’s Landing regardless of the nature of the accident, injury or loss.
- Tenant agrees that any damage to the property or accidents incurred over the duration of this agreement directly or indirectly caused by Tenants or their guests; Tenant is solely responsible for the damages incurred. Any damages that are incurred to the owner, over and above the damage deposit retained for use of Newph’s Landing, shall be the sole responsibility of the Tenant and billed accordingly. Tenants expressly recognize that any insurance for property damage or loss which the Owner may maintain on the property does not cover the personal property or liabilities of Tenants and their Guests. Tenants should purchase their own insurance if such coverage is desired.

Please let me know if you have any questions or concerns before you sign this Rental Agreement. We look forward to your visit, and hope that you and your guests have a wonderful time at Newph’s Landing on the Lake. *Please sign and return this agreement to Cameron Newpher, P.O. Box 287, Geneva, Ohio 44041 or E:mail at cnewpher@gmail.com*

I have read and agree to abide by the Terms of this Agreement:

Tenant: _____.

Date: _____.

| |
|-------------|
| Init: _____ |
|-------------|

Rental Agreement
Newph's Landing on the Lake
Back Barn

6940 Lake Rd. W.
Saybrook Township, Ohio 44004
440.499.5811
440.478.4421 Cell
cnewpher@gmail.com

Rental period begins at 12:00 noon on _____ ending at Midnight on _____

Back Barn Rental is available to the Tenant for a fee of \$ _____ per day "in cash" for the purpose of having additional guests for coverage and recreational purposes on a daily basis only. No Tenant or Guests of the Tenant may sleep in the barn unless expressly written and approved by the owner. Back Barn Hours are 12:00 noon – Midnight unless otherwise agreed by the Owner. All terms contained in the Front House Rental Agreement apply to the Back Barn as well. It is the sole responsibility of the Tenant to facilitate and control their guests in an orderly manner. Use of the pool table and darts by young adults must be supervised by an adult authorized by Tenant. Small Children are not allowed to use the pool table. All food, beverages, additional propane and firewood must be supplied by the Tenant and their guests or catered as desired. Owner is willing to assist Tenant to procure any desired amenities at the cost of the Tenant. It is mutually agreed that Cleanup of the area around and inside the barn is the sole responsibility of the Tenant. It is also expressly agreed that no persons other than those designated to stay in the Front House use the Front House. The Front House will not be used as a gathering point or as a restroom facility for guests of the Tenant for any reason without consent of the Owner. A portable restroom is provided and maintained by Newph's Landing specifically for use at the Back Barn.

Please let me know if you have any questions. We look forward to your visit, and hope that you and your guests have a wonderful time at Newph's Landing on the Lake. ***Please sign and return this agreement to Cameron Newpher, P.O. Box 287, Geneva, Ohio 44041 or E:mail at cnewpher@gmail.com***

I have read and agree to abide by the Terms of this Agreement:

Tenant: _____.

Date: _____.