

THIS IS A LEGALLY BINDING CONTRACT.

House Lease

This agreement, entered into this day between Renata Grec, hereinafter called

the OWNER, and _____,

residing at _____
hereinafter called the TENANT.

Witnesseth that the OWNER has agreed to let, and does hereby let to the TENANT, and that the TENANT has agreed to take and does hereby take from the OWNER, the following described premises:

Everest Dream

The term of this lease shall commence on the ___ day of __, at 3p.m. and end on the ___ day of __, at 10 a.m., the said TENANT paying therefore the total rent of \$ _____ and total damage deposit of **\$300** _____ prior to commencement of said lease as follows: one half the total rent at the time the reservation is taken, and the balance of rent and the entire damage security 30(thirty) days prior to the commencement date of said lease. If lease date is less than 30 (thirty) days prior to commencement date, then the full rent amount and the full damage deposit amount shall be due at time of signing. The damage deposit of \$300 is fully refundable within 14(fourteen) days of the departure time, upon initial house inspection. This lease is contingent upon TENANT's timely payment of all such sums. OWNER may retain any payments made by TENANT as liquidated damages for TENANT's default. In a case of cancellations refunds will be limited to the amount of rent collected only as a result of rebooking of the contracted time less a 10% administrative fee.

The TENANT agrees to be responsible for any items found missing from premises following their tenancy. The TENANT agrees to pay for any damage to the grounds, buildings or contents of the premises, other than normal wear and tear, and any related expenses that are obligations of TENANT, plus a 20% administrative fee. TENANT hereby agrees that said payment, above and beyond the \$300 damage deposit, shall be made through their credit card account, and hereby authorizes OWNER to charge said account for any damages as previously described. A copy of all bills for repair of said damages shall be provided to TENANT within 15 days of receipt by OWNER.

It is agreed that the TENANT shall:

1. Not be allowed to assign this lease or sublet the premises or any part thereof without the written consent of the OWNER.
2. Permit the OWNER to enter the premises at reasonable hours in the daytime to examine or show same.
3. Make no alterations in or on the premises without the consent of the OWNER.
4. Contact OWNER immediately if problems develop with any of the appliances or systems on the premises.
5. Repair any or all damages caused by neglect or carelessness of TENANT, family and guests to the premises, only upon consultation with OWNER.
6. Not cut or permit to be cut or destroyed, any trees or shrubbery on the premises.
7. Leave the premises and contents cleaned and in order.
8. Not smoke in the house.
9. Not have more than 10 occupants in the house at any time. The names of these occupants are:

1 _____	2 _____
3 _____	4 _____
5 _____	6 _____
7 _____	8 _____
9 _____	10 _____

THIS IS A LEGALLY BINDING CONTRACT. PLEASE CONSULT YOUR ATTORNEY BEFORE SIGNING

House Lease

It is agreed that the OWNER shall:

1. Have the premises and contents clean and in order for occupancy of said TENANT at the beginning of the term.
2. Make all repairs to the premises necessary to maintain them in good condition, to see that the premises, including plumbing, heating and roofs are in good condition.

This contract may be executed in counterparts, that is, a binding agreement shall exist when each party has executed a copy of the Contract, even if not the same copy.

TENANT: _____

Date: _____

OWNER: _____

Date: _____