

THIS IS A BINDING, LEGAL CONTRACT – IF NOT UNDERSTOOD PLEASE SEEK LEGAL ADVICE

Anchor Realty of Martha's Vineyard

41 Circuit Ave. P.O. Box 889 Oak Bluffs, MA 02557

SHORT TERM SEASONAL LEASE **AGENT:** Nancy Beckwith **DATE:** 08/6/2020

OWNER: 165 Hope LLC

PO Box 850155

Braintree, MA 02185

TENANT: Nancy Dumont

1241 Taber Hill Road

Stowe, VT 05672

RENTAL OF: (PROPERTY LOCATION) 15 Pequot Avenue, Oak Bluffs, MA 02557

FROM: 3PM Saturday August 8, 2020

TO: 10AM Saturday, August 15, 2020

FOR THE SUM OF: (utilities included) \$3,500.00

PLUS: Cleaning Fee \$ 200.00

Tax* \$ 432.90

Early arrival and/or delayed
check-out time may be subject to charges
by homeowner: (see condition 11)

Total \$4,132.90

Security Deposit \$ 500.00

*A tax is imposed on short-term rentals in Massachusetts and may vary based on local ordinances. These tax rates are subject to change and will be finalized at the time occupancy transfers.

STATE TAX RATE=5.7% and LOCAL TAX RATE= 6%

TOTAL TAX: \$432.90

PAYABLE ON/OR BEFORE DATES: RESERVATIONS HELD BY VERBAL AGREEMENT UNTIL 1st PAYMENT DUE DATE

08/07/20 **1. PAYABLE AND SENT TO: Anchor Realty MV (50% of rental amount)** 525.00

08/07/20 **2. PAYABLE AND SENT TO: Anchor Realty MV (room occupancy tax)** 432.90

08/07/20 **3. PAYABLE AND SENT TO: 165 Hope LLC** 50% rental amount/
cleaning fee) 3175.00

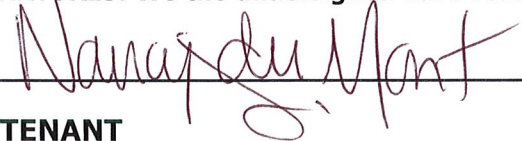
08/07/20 **4. PAYABLE AND SENT TO: 165 Hope LLC** (security deposit) 500.00

LEASE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. That no more than 10 persons (including CHILDREN) shall occupy said premises.
2. That NO PETS of any description shall be kept in or upon the premises. NO PETS MEANS NO PETS! IF ANY EVIDENCE OF PETS IS FOUND IN THE HOUSE, THE ENTIRE SECURITY DEPOSIT IS SUBJECT TO FORFEITURE.
3. Unless otherwise told the rental DOES NOT INCLUDE LINEN. You will have to rent or bring your own sheets and towels.
4. HOMEOWNER WILL ARRANGE FOR CLEANING BETWEEN TENANTS.
5. TENANT WILL LEAVE THE ENTIRE PREMISES as they found it; the refrigerator should be emptied. All food and trash should be placed outside in the trash receptacle. (CONTINUED)

6. LANDLORD WILL LEAVE HIS/HER NUMBER OR NUMBER OF A DESIGNATED CARETAKER AT THE RENTAL UNIT SO THAT THE TENANT MAY CONTACT HIM/HER TO ADDRESS ALL PROBLEMS.
7. The TENANT will be responsible for all damage and/or loss to the premises, except normal wear and tear and unavoidable casualty, which may result from occupancy.
8. That no alterations, additions, or improvement to the premises shall be made by the TENANT without written permission of the LANDLORD.
9. That the LANDLORD / HOMEOWNER and TENANT agree that should the premises be destroyed by fire or other casualty so as to become unfit for human habitation prior to the commencement date of this lease, that these presents shall thereby be ended, with refund to TENANT of any rent.
10. That the TENANT agrees that it shall be the TENANT'S obligation to insure the TENANT'S personal property and the keeping of said personal property shall be sole risk of TENANTS. AGENT IS NOT RESPONSIBLE FOR PERSONAL PROPERTY LEFT ON PREMISES.
11. Tenant must depart rental on time. Check out is at 10AM SHARP. Check in is not BEFORE 3:00 PM. Tenant may be subject to a charge of \$100 per hour or any part of if they do not adhere to this rule.
12. That the TENANT agrees to indemnify and hold the LANDLORD harmless from any and all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the TENANT or TENANT'S family, guests, licensees, and/or invitees to/from any negligence or illegal or improper conduct of said persons. Neither the TENANT nor any of the previous described persons shall make or suffer offensive use of the leased premises nor cause damage to the leased premises.
13. It is understood that the TENANT must VACATE THE PREMISES AT THE PRECISE TIME AND DATE specified for the termination of the lease. Similarly, TENANT WILL NOT ENTER PREMISES BEFORE TIME & DATE specified to avoid overtime fees charged by cleaners and/or to eliminate a less-than-satisfactory first impression before house is clean. TENANT IS REQUESTED NOT TO CONTACT AGENT ABOUT CONDITION OF HOUSE UNTIL AFTER APPROPRIATE CHECK- IN TIME.
14. TENANT agrees to allow the LANDLORD or his agent to enter and view the premises both inside and out to make repairs thereto and (provided the LANDLORD has furnished the TENANT with 24 hours' notice) or to protect premises if it appears that same have been abandoned by TENANT.
15. The LANDLORD agrees to pay a brokerage fee of 15% of the total rental hereof to ANCHOR REALTY of Martha's Vineyard out of first rental payment The TENANT and LANDLORD agree that a rebooking of this house with the same parties will be contracted through Anchor Realty of Martha's Vineyard.
16. LANDLORD WILL REFUND SECURITY DEPOSIT before 30 days have elapsed from end of TENANT'S occupancy, allowing for phone charges to be examined for term of said occupancy. IF DAMAGES OR EXTRA CLEANING CHARGES are incurred, LANDLORD AGREES TO INFORM TENANT IN WRITING of the above deductions before 30 days has elapsed from the end of TENANT'S occupancy.
17. CANCELLATION POLICY In renting this property the GUEST has made a contractual obligation with the LANDLORD of the home. In the event that the GUEST must cancel, the LANDLORD must be notified in writing immediately, and every effort to find a suitable replacement tenant to occupy the property for the GUEST'S lease term will be made (via customary business practices). If a re-rental occurs, a refund of the rental amount (excluding security and cleaning fee), less a 15% booking fee paid to Anchor Realty, will be issued by the LANDLORD. In the event no re-booking occurs the GUEST is responsible for fulfilling this contractual obligation, and will be bound by the lease terms, and any refund will be at the LANDLORD'S discretion.
18. NO SMOKING INDOORS. AT LANDLORD'S discretion, receptacles may be provided on deck, porch, or patio.
19. Tenant is not allowed to sublease this rental without the written permission of the homeowner.
20. No Parties or Social Events to be held in or on the property without written permission from the homeowner.
- 21.

SIGNATURES: We the undersigned have read this document THOROUGHLY and UNDERSTOOD its content.



TENANT

LANDLORD

508 696-7777 * Fax: 508 338-2377 *mail delivery P.O. Box 889 Oak Bluffs MA 02557

Street address: 41 Circuit Avenue, Oak Bluffs MA 02557