

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

7 East Farmington Street  
Fenwick Island, DE 19944  
Contact Phone 302-238-7011

Your confirmation is as follows:

Check-in date:  after 3pm EST (No early check-in please)

Check-out date:  by 10am EST

Number of adults:

Number of children:

Pets:

A reservation deposit of \$700 plus \$300 security deposit along with the signed and dated Rental agreement is required. Receipt of the attached rental agreement, signed and dated, along with the reservation deposit and security deposit will secure your reservation.

Rental rate and fees are as follows:

\$ <input type="text"/> per week x <input type="text"/> weeks =	\$ <input type="text"/>
Sales Tax @ 8%	\$ <input type="text"/>
Less reservation deposit	\$(700.00)
Final Payment	\$ <input type="text"/>

**The Final Payment is due on or before May 15.**

Keyless entry code number will be provided upon acceptance of lease.

If you have any questions- please contact me directly @ 302-238-7011.

Thanks, and have a great vacation!

Walt Cleaveland

Make Checks or Money Order payable to  
**Walt Cleaveland**  
and Mail along with the signed and completed lease to  
**20487 Lowes Rd**  
**Millsboro, DE 19966**

## SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between **Walter A. Cleaveland** (“*Owner*”) and \_\_\_\_\_ (“*Tenant*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. The property is located at: **7 East Farmington Street, Fenwick Island, DE 19944**

2. The property is furnished with and includes:

Washer/ Dryer	Patio Furniture
Television	Outdoor Shower
Microwave	Ceiling Fans
Dishwasher	Pack N Play
Gas Oven/Range	
(2) Refrigerator/ Freezers	
Outdoor Gas Grill	

3. Rental Party: The rental party consists of Tenant and the following persons:

Name:


Age:


4. Maximum Occupancy: The maximum number of guests is limited to 6 adults or 4 adults with 4 children under age 18.

5. Parking is available for 3 vehicles. No parking is available for daily guests. Parking is restricted to Tenant and Rental Party. Vehicles on premises during the rental period are:

Vehicle Description:


Liscense Plate #:


6. Term of the Lease. The lease begins at 3 p.m. on \_\_\_\_\_ (the “*Check-in Date*”) and ends at 10 a.m. on \_\_\_\_\_ (the “*Checkout Date*”).

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7. Tenant agrees to abide by the attached **Rental Rules** at all times while at the property and shall cause all members of the rental party and anyone else Tenant permits on the property to abide by the following rules at all times while at the property.

8. Tenant shall allow Owner access to the property for purposes of repair and inspection. Owner shall exercise this right of access in a reasonable manner.

9. Rental Rate and Fees

a. Reservation Deposit: A non-refundable reservation deposit of \$700 is due upon execution of the lease agreement:

- i. The \$700 deposit secures the reservation.
- ii. The \$700 deposit is applied towards the Final Payment.

b. Security Deposit: A refundable security deposit of \$300 is due upon execution of the lease agreement:

- i. The \$300 deposit will be refunded to the Tenant within 10 days of Check-Out and upon Owner acceptance of condition of property at Check Out.
- ii. Written notice of retention of the Security Deposit will be delivered to the Tenant within 10 days of Check-Out.

*c. Total deposit due upon lease: \$1000.*

d. Rental Rate. Payment in full of the following fees are due by May 15:

\$		per week x		weeks =	\$	
		Sales Tax @ 8%			\$	
		Less reservation deposit			\$(700.00)	
		Final Payment			\$	

10. Cancellation Policy: If Tenant wishes to cancel his/her reservation, the deposit will be retained by Owner as follows:

50% if cancelled prior to May 1.  
100% if cancelled after May 1.

Security deposit will be refunded upon cancellation.

***Failure to make Final Payment by the Due date will result in cancellation of the reservation.***

11. Payment: Acceptable payment methods are **personal check or money order**.

Make Checks or Money Order payable to  
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**Millsboro, DE 19966**

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Owner

Tenant:

\_\_\_\_\_

\_\_\_\_\_

Name (print) \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay):

Phone # (during stay):

\_\_\_\_\_

\_\_\_\_\_

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## **RENTAL RULES**

1. Smoking is not allowed on the property. Evidence of tobacco use on the property may be grounds for retention of the security deposit.
2. People other than Tenant and those in the Rental party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Tenant.
3. The Owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Owner is not responsible for the loss of personal belongings or valuables of the Tenant. By accepting this reservation, it is agreed that the Tenant is expressly assuming the risk of any harm arising from their use of the premises or others in their party whom they invite to use the premises.
4. Tenant acknowledges the he/she has either personally inspected and accepted the premises "as is" or, if not, hereby waives the right to withhold rent for any alleged deficiency of the premises or to otherwise claim that the property condition or amenity has been misrepresented by the Owner.
5. Tenant will keep the property and all furnishings in good order. Upon vacating, all property shall be returned to its original location.
7. Parking is limited to 3 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. The property includes multiple rental units and other tenants have rights to parking. The 3 car limit will be strictly enforced.
9. The unit contains 2 queen size beds, 2 twin beds and 1 fold out futon.
10. Linens, towels and beach use gear are not furnished.
12. The unit has central air conditioning; however, due to local service conditions, air conditioning is not guaranteed. Owner will serve to correct any deficiencies to the best of our abilities. Tenant agrees to use air conditioning in a responsible manner.
13. The unit has a television with DVD player and cable television.
14. Internet service via Wi-Fi is provided. Connection instructions are located on premises.
15. Failure to make Final Payment in a timely manner will result in cancellation of the reservation and deposits will be retained in accordance with the Cancellation Policy. If the property is re-leased for the same time period, deposits will be returned in full.
16. This leased may not be transferred, re-assigned or sub-leased to any other party.
17. All utilities except telephone are included in the Rental fee. All telephone fees will be charged to the Tenant.
18. Housekeeping: There is no daily housekeeping service and daily maid service is not included in the rental rate.
19. Fireplace: The fireplace is not operational during this time of the year.
20. Do not dispose of feminine products in toilets. If it is found that feminine products have been flushed and clog the sanitary sewer system, the security deposit will be retained.
21. No refunds will be given in the event of inclement weather. In the event that inclement weather restricts initial Tenant occupancy to the property, Owner will refund 1/2 total payment amount. No refund will be given for loss of use due to forced or voluntary evacuation of the property due to impending weather related events. This property is leased during hurricane season. Travel insurance is recommended.