

Vacation Rental Agreement

27 Swashbuckle Court, Treasure Lake
Dubois, Pa. 15801

Tenant(s) Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: (____) _____ Cell Phone: (____) _____ Email: _____

1. Rental Dates:

Arrival Date: _____ (after 3:00pm) Departure Date: _____ (before 10:30am)

2. Rental Rates are seasonal. Please check the Rates page on www.TreasureLakeRentals.com for details, or inquire at 724-886-1613.

3. Number of Adults: _____ Number of Children: _____

4. Bed linens, pillows and towels are provided at an additional cost or you may opt to bring your own.

There are three bedrooms. Two on the main level, one on the lower level. All three bedrooms have queen size beds.

5. No Cancellations due to weather, road conditions, acts of God or anything beyond our control. **A \$100.00 fee will be charged on all cancellations.** If we are not able to rent ALL the dates being cancelled we will retain all payments and deposits, enough to cover the days we were not able to re-rent.

6. The house is located in a very nice area. Excessive noise will not be tolerated, especially at night.

7. No Pets are allowed.

8. No smoking is allowed inside the house.

9. No more than 6 persons are allowed to stay in this house, unless agreed upon prior to rental.

10. Check-in time is 3:00PM or later. Check-out time is 10:30AM. Check-outs **after 10:30AM** may be subject to a charge for an additional night's stay.

11. When leaving: We ask that you leave the house clean. Move all trash to outside trash cans, Turn off all running water, lights, stove/oven and A/C units. Turn down all heat controls to lowest setting. Close and lock windows and doors. Leave Dehumidifier running, it should be set at 55% humidity.

12. We reserve the right to retain your rental monies and/or security deposit if any item on this policy is violated. Please be responsible and respectful.

13. Indemnity. The Tenant(s) agrees to release and indemnify the Owner against all liability, should anyone be injured upon the premises during the term of the lease, resulting from any cause whatsoever, except in the case of personal injury caused by the negligent act of the Owner.

14. Owner is not responsible for weather or problems it may cause.

15. The following people will occupy the premises: (Since Treasure Lake is a gated community, we need to have these names listed at the front security office so you will have access to the community during your stay):

_____	_____
_____	_____
_____	_____
_____	_____

16. Rental Costs Breakdown:

Item:	Amount:
(1) Rental Rate	
(2) Cleaning Fee	\$75.00
(3) Linens and Towels Option (\$30 if you want linens and towels provided)	
(4) Subtotal (Add lines 1, 2 and 3)	
(5) PA Sales Tax, 6% (multiply line 4 by .06)	
(6) County Hotel Tax, 3% (multiply line 4 by .03)	
(7) Total Rental Price (Add lines 4, 5 and 6)	
(8) Security Deposit	\$200.00
(9) Total Rental Price, including Security Deposit (Add lines 7 and 8)	

Tenant acknowledges they have reviewed and understand the terms of this lease and agree to be bound thereby.

Tenant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

25% of rental rate (line 1) is due at confirmation of reservation for weekly rentals. All weekend rentals must be paid in full at time of reservation. Balance Due, including taxes, security deposit and any and all fees for goods or services as shown, must be received **sixty (60) days prior to arrival** and may be paid by personal check, money order, cashier's check or PayPal. NO PERSONAL CHECKS OR COMPANY CHECKS WILL BE ACCEPTED WITHIN THE 30 DAY PERIOD PRIOR TO CHECK IN. A \$50.00 handling fee will be charged for all returned checks. For reservations made less than 60 days from check in, all funds are immediately due. All reservations must be paid in full and have a signed contract prior to check-in.

Security deposit does not apply to the rental price. It must be deposited before your stay and will be returned within 30 days after the departure date less any amount deducted for damage or excessive cleaning.

Payment Options: This document should be printed at your location, filled out, signed by you and each page initialed..

Payment Option 1 – Pay by check:

Mail the completed contract with your check made payable to Susanna Truxal to:

Susanna Truxal

109 Chevalier Court

Eighty Four, Pa. 15330

Payment Option 2 – Pay via Paypal:

Scan the completed contract and email to truxaljd@gmail.com. Make payment via Paypal to truxaljd@gmail.com.

We will return a copy of this agreement signed by us, once we receive this agreement with your payment.

Email or call with any questions truxaljd@gmail.com or 724-886-1613.

Thank you.

John and Susanna Truxal – Owners.

THIS LEASE IS NOT VALID UNLESS SIGNED BY BOTH TENANT AND OWNER.