

Reservation #:
Reservation Dates:

Kentfields Farm Vacation Rental
5793 Quaker Neck Landing Road
Chestertown, MD 21620
410-778-5235 – House
410-778-4181 – Office
Innkeeper@kentfieldsfarm.com
www.kentfieldfarms.com

LEASE AGREEMENT

Parties: This Lease Agreement (Lease) is entered into between Kentfields Farm Vacation Rental as Agent for the Property Owner (individually or collectively referred to as Landlord) and the individual named on the reservation confirmation form, attaches hereto and made a part hereof, hereinafter referred to as Tenant (Tenant).

Reservation and Rates: Reservations can be made by calling our office at 410-778-4181 or by email to innkeeper@kentfieldsfarm.com. After making your reservation you will receive your lease agreement. Please read it carefully. You will be requested to send 50% confirmation deposit and a signed copy of the agreement within 15 days to reserve the property. The balance of the rent is due 15 days prior to arrival.

Effective September 1, 2012 our rates will be increasing:

Off Season Rates: October – April

\$450.00 per night, \$2500.00 per week, two-night minimum stay

In Season Rates: May – September

\$650.00 per night, \$3500.00 per week, three-night minimum stay

These rates are based on a maximum of eight (8) persons. There is a \$100.00 fee per person for additional persons up to twelve (12) persons. Children under eighteen (18) months are not included.

Payments: Payments may be made by personal checks, money orders, or cashier's checks. At this time we cannot accept credit card payments. The first payment will be due within fifteen (15) days upon the receipt of the Lease. The remainder of the amount will be due fifteen (15) days prior to arrival. If the Lease and deposit or portion of the deposit is not received by the due date, the Property may be released for general lease. A \$30 charge will apply for all returned checks. The reservation is confirmed with paid deposit and signed return agreement.

Damage Deposit: A \$300.00 Security Deposit is required, which will be refunded to you approximately 30 days after checkout if the house and property are left damage-free and reasonably clean.

Cancellation: In the event the Lease must be cancelled by the Tenant, regardless of reason, including bad weather, illness, death, or economic factors, deposit monies cannot be returned unless the Property is re-rented at not loss to the Landlord. If property is re-rented for the same period and a sufficient payment has been received from the new tenant, the advance rent will be refunded less 20%. If we are unable to re-rent the property, the full advance payment will be forfeited.

Office Location: 5793 Quaker Neck Landing Road, Chestertown, Maryland 21620

Check-in is at 3:00 pm and check-out is 10:00 am. You will be required to provide an estimated time of arrival. A staff person will greet you to provide keys and information.

Early Check-In – Late Check-Out: This may be available year-round on a limited basis. It allows early check-in and/or late check-out. Please contact staff for approval.

Linens: Linens and bath towels are provided for the length of your stay. Tenant will be charged for missing or damaged linens. Upon your departure do not strip the beds.

Occupancy: Kentfields Farm (KF) has an individual septic system that is permitted by the Health Department for maximum occupancy in the home. KF follows the Kent County Health Department regulations that assume occupancy of two (2) persons per bedroom. Occupancy is limited to two (2) persons per bedroom, not including children under eighteen (18) months and no more than twelve (12) people. Any party exceeding the maximum occupancy inside or outside will be subject to immediate eviction without refund. Children under the age of twelve (12) should not be left on the Property without an adult.

Cleaning: We ask our Tenants to leave the Property in the same general condition as it was found. Our housekeeping staff will inspect the Property after it is vacated. We do not expect our Tenant to undertake any heavy cleaning tasks, but we do expect the following to be completed:

1. Clean dishes and put away
2. Turn heat to 55° in winter and air conditioning off in the summer
3. Bag and tie all trash, place in trash bins
4. Empty and wipe out refrigerator
5. Turn off all inside and outside lights
6. Lock all doors and windows

Cause for Eviction and Immediate Forfeiture of Rent: Includes but is not limited to, the following: subletting or assignment of this Lease; activity constituting a nuisance which is offensive or disruptive; numbers in excess of occupancy rate; destruction of Property; illegal use of Property. Any cause for eviction will result in the forfeiture of the rent and security deposit.

Rentability: If, after occupancy, the Property is damaged through no fault of the Tenant and is unfit for occupancy, the Lease shall terminate and the Tenant shall surrender possession. The rent will be prorated as of termination. In the event this Property is not rentable at the request of the homeowner or if the Property is removed from the rental market, Landlord will refund the prorated rent to the Tenant. Tenant hereby agrees to hold harmless Landlord from damages or injuries to person or property by reason of any cause whatsoever either in or about the Property or elsewhere.

Amenities: The landlord will furnish the basics such as detergents, paper products, and trash bags. The Tenant will be responsible for toiletries and food items. If Property amenities are listed on the Lease, no warranties are made as to accuracy. If any appliance, heating or cooling unit, television, DVD or VCR does not work, Landlord will attempt to have it repaired as soon as possible. The Tenant shall not be entitled to any refund for an inoperative appliance or amenity. Landlord does not guarantee any recreational equipment provided by the Property Owner, however there are a few available fishing rods, a basic tackle box, basketballs, tennis balls and rackets. Arrangements can be made for any of your recreational needs.

Smoking: The house is NON-SMOKING. Any guest in violation of the No Smoking Policy will subject the entire party to eviction with no refund of any kind. Smoking includes all kinds of lighted material to be inhaled including, cigarettes, cigars, pipes, etc. Smoking is permitted only outside.

Authorized Access: Persons authorized by Landlord shall have the right to access the Property during rental to make repairs, inspections, or to show Property for sale/rent with reasonable notice.

Winter Reservations: Landlord will make every attempt but cannot guarantee driveway clearance in the event of a winter storm. Outdoor BBQ grills are not guaranteed for any reservations from November through March due to winter conditions.

Pets: Dogs are permitted only if agreed to in this Lease. Only dogs (no more than two) are allowed. Cats and other animals are prohibited. Pets are not allowed in the pool. If pets are found to be on the Property without written permission, Tenant will be subject to immediate eviction without refund.

1. All pets must be on leashes at all times, unless directly supervised by owner.
2. Pet owners are responsible for cleaning up any/all pet refuse.
3. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
4. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventatives are highly recommended.
5. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
6. The homeowners assume no responsibility for illness or injury that may occur to pets while on the premises.
7. "Vicious or Dangerous Dogs" trained for dog fighting with any tendency or disposition to attack any dog, other domestic animals, or humans without provocations are not permitted at any time.

Fires: Outside fires are not permitted unless approved prior and must be in a pre-approved area. Do not remove ashes from fireplaces and make sure all fires are out prior to leaving the Property. For the fireplace, make sure the damper is open before starting any fires. Please be cautious, fires can become too hot which can create flue fires. Wood is not guaranteed to be provided and must be requested in advance.

Telephone: Property has phones in several rooms. All long-distance calls are to be made by calling card or collect. Please be aware that if you are using dial up service for your computer, you may incur long-distance charges. The Property phone number is listed on the reservation confirmation form attached to this Lease. Local calls require a 410 area code plus number. Local calls do not require use of credit card.

Trash Removal: Trash pick-up is typically on Wednesdays. Bag and tie all trash. Remember to close and latch the lids of cans to prevent animals from getting in.

Grills: Do not place grills near or inside the home.

Docks: Be careful around docks, as they tend to be slippery when wet. Please check with Department of Natural Resources (301-387-4111) regarding boating and personal watercraft regulations, including size limitations, horsepower, times of use, launching, etc. Guests who bring boat(s) and dock or moor them at or near the pier agree to assume full and total responsibility for any and all personal injury, damage to their vessel, to other vessels moored there, to the dock and/or to the environment as a result of their maneuvering/mooring the vessel.

Family Groups Only: The occupancy of the rental home is limited to family groups only. No sororities, fraternities, or non-chaperoned youth groups allowed. You must be twenty-four (24) years of age or older to make a reservation. Should a group misrepresent themselves, they will be evicted immediately without refund.

Please read all pages of this Lease and return a signed copy to the address listed on the front page. All checks should be made payable to Kentfields Farm.

Signature of Tenant* ___/___/___
Date

Reservation ID Number _____
(located in top right-hand corner of reservation confirmation)

Please provide us with a cell phone number for your day of travel and during your vacation so we may reach you in the event of an emergency. _____