

Vacation Rental Lease Agreement
Dorchester County, MD.

Eastern Shore Property Management & Rental Services, Inc.
7 N. Harrison Street / P.O. Box 946, Easton, MD, 21601
Phone 410-770-3663 / Fax 410-864-8140

Agreement made this day of 2007 between Eastern Shore Property Management & Rental Services, Inc. & St. Michaels
Vacation Rentals, Landlord

And , Tenant.

Landlord leases to Tenant the premises to be used as a vacation rental are described

As:

Dates of Occupancy: Arrival Date:
Departure Date:

1. Landlord hereby leases to Tenant the above-described premises on a weekly/weekend basis at a rental rate of: \$

A 50% deposit of: is payable immediately to reserve the rental.

The remainder of the rental: required to be paid 30 days prior to arrival.

2. Tenant agrees to leave the premises in like good condition as found.

3. Normal check in time is after 3:00 p.m. on the first day of occupancy as herein stated. Normal departure time is 11:00 a.m. on the final day of occupancy as herein stated.

4. Tenant agrees to take good care of any carpets, draperies, appliances, or other household goods and further agrees to deliver up same to Landlord in good condition at the end of the term, normal wear and tear excepted. Tenant shall cause to be made, at Tenant's expense, all required repairs to any carpets, draperies, appliances, heating and air-conditioning apparatus, electric and gas fixtures and plumbing work whenever such damage shall have resulted from misuse, waste or neglect of the Tenant, it being understood that the Landlord is to have same in good order and repair when giving possession.

5. No smoking is allowed.

6. In the event this house is being offered for sale, the Landlord reserves the right to withdraw from this agreement by notifying the tenant 60 days prior to the rental date. The tenant also agrees to allow property of be shown if necessary, with 24 hours notice during occupancy. If it is within 60 day we agree to Provide alternative accommodation arrangements, which will be of equivalence or upgraded

7. Tenants must bring their own linens, towels, paper products and soap.

8. Owner and Landlord shall not be liable for any damage or injury to Tenant, or any other person, or to any property occurring on the premises, or any part thereof. Or in common areas thereof, unless such damage is the proximate result of the negligence or unlawful act of the owner, his agents, or his employees. Tenant agrees to hold owner and Landlord harmless from any claims for damages, no matter how caused, except for injury or damages for which Owner and Landlord are legally responsible.

9. Upon cancellation for any reason by Tenant, monies will be refunded, less a 15% service fee, but only if the subject premises are re-rented for the term contained in this agreement.

