

Tenant: [name]

House Manager: [name]

Lease Date: [date]

Tenant will rent the [owner's name] summer house at [address] in Wellfleet, MA, for [dates]. Tenant will arrive no earlier than 3pm on [date] and leave by 10am on [date].

The rate for this time is [rate], plus [\$1000 security deposit/\$500 pet deposit] to cover any damage beyond normal wear and tear, including damage by any guests invited to the property by tenant. Entire [security/pet deposit(s)] will be promptly refunded if the house is left undamaged and broom-clean according to the terms specified in the "House Care and Cleaning" attachment. "House Care and Cleaning" enclosure constitutes part of this lease. Should tenant damage result in repair costs in excess of the security deposit, tenant will cover repair cost in full (which owner will document with invoices for costs incurred).

Absolutely no smoking of any kind inside or within 20' of house. Further outside, please collect and dispose of stubs.

Absolutely no guns anywhere on property. We do not keep weapons in our home and expect tenant will not bring any in.

Tenant will supervise all children appropriately.

Tenant will not change the Internet settings or password, and will pay for their reset if tenant or their guests do so.

Tenant will use placemats and beverage coasters atop glass dining room table, coasters on all wooden surfaces, and wood/plastic cutting boards on kitchen counters. Tenant will take care not to scratch/crack/stain aforementioned surfaces and will pay for repair/replacement costs if necessary.

Tenant will wash, dry, fold, and put away all linens (bed sheets, kitchen/bathroom/beach towels, blankets) used. Make sure to leave time for this on departure day; do not leave wet items in the washer to mold. *To rent bed linens instead: call The Furies at (508) 349-1145 to reserve sheets for 2 queen and 4 twin beds.*

Tenant agrees to replace consumable household items (dishwasher/laundry detergent, toilet paper, etc) as used.

Tenant will notify House Manager promptly at the start of their stay if there are any problems with the house, so that they may be corrected immediately, and agrees to permit emergency repairs.

Please familiarize yourself with our cancellation policy and (if applicable) pet behavior guidelines, available at www.wellfleetvacationhouse.com/rental-policies and www.wellfleetvacationhouse.com/rental/pets respectively. Signing below indicates tenant's agreement to all cancellation and pet stipulations.

Please print, sign, and return this lease to House Manager with a check for 50% of the rental fee and 50% of the security deposit [total \$ amount] in order to confirm your reservation. Balance is due 5 weeks before rental [date]. Upon receipt of balance, House Manager will send tenant the house key. Please do not hesitate to reach out with questions. Enjoy your stay!

(Tenant signature and date)

(House Manager signature and date)

Enclosure: "House Care and Cleaning" agreement

House Care and Cleaning

Your rental fee includes end-of-stay professional cleaning. Before you depart, please leave the house broom-clean (pick up after yourself, put away house items neatly).

Kitchen:

- Clean out refrigerator and freezer completely (remove all food, wipe down inside with mild soap).
- Put leftover food and trash in large garbage bag, then in outside garbage cans. Close lids tightly. *Please take out trash in time for Sat morning pickup.*
- Run and empty dishwasher.
- You may drop off unopened, leftover food in donation boxes at the Town Hall, library, or beach sticker office on the pier.

Laundry:

- Wash, dry, fold, put away all house linens. If blankets/mattress pads become soiled, please wash, dry, and replace on beds.
- Washer takes an hour to run through a load (or 35 minutes on “quick wash”) and dryer takes 35-45 minutes, so please plan ahead.
- Do not leave wet items in the washer or clean items balled up in dryer. Leave washer door open so air can circulate.

Unusual Messes/Cleaning Up After Kids:

- You are responsible for cleaning up spills on walls, floors, doors, windows, and furniture (eg if children “miss” the toilet, drop food on dining chairs, etc).
- Please make sure you put away house toys/games and collect all your kids’ belongings before leaving. We don’t want any young guests to get home and discover they’re missing a favorite stuffed animal!

Outdoors:

- Arrange deck furniture neatly. Wipe off picnic tables if needed.
- Clean out charcoal grill (remove ashes and any food remains).

Keys:

- Lock all house doors; mail key back to House Manager.

Linen Rental:

The Furies is a local cleaning company and linen rental service (2393 US Route 6, Wellfleet). Their twin and queen sheets fit all of our beds (even extra long twins). We recommend their linens for your stay (pick up clean, drop off dirty ones at their shop) so that you don’t need to worry about laundering our house linens. Reserve yours at www.furiescapecodlinenrentals.com or by calling (508) 349-1145.

I/we agree to complete these cleaning tasks before leaving. _____
(Tenant signature and date)