

**WaterEdge Cottages**  
**2614 Route 8, Lake Pleasant, NY 12108**  
**Tel: 518-548-6031 P.O.Box: 162**  
**E-Mail: WatersEdgecottages@gmail.com**  
**Lease - Rental Agreement**

**Tenant Name and Address:**

Name : \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Rental Unit:** Cabin \_\_\_\_\_ Efficiency \_\_\_\_\_

**Date:** From: \_\_\_\_\_ To: \_\_\_\_\_

**Deposit:** \_\_\_\_\_ **Remaining Rent:** \_\_\_\_\_

10% Rent Payable on date of reservation, remaining 90% due 30 days before arrival. If rent is not paid by that date, rent must be paid on arrival by certified check or cash.

Security Deposit: \$250.00 payable with remaining rent 30 days before arrival. Upon return of rental premises in proper order, security deposit will be returned within 10 days or less.

**Pets:** No pets are allowed on or in the premises.

**Smoking:** All premises are Non-smoking. No smoking is allowed in or near the cabins or efficiencies or property.

**Occupancy:** The maximum number of persons including children is limited to 6.

**Minors:** Tenant affirms that he/she is an adult and the property will not be occupied by minors unless an adult is present.

**Care of Property:** Tenant agrees to return the premises to owner, on expiration of lease, in a clean and good condition, to repair, replace or pay for any breakage or damage to the property, furnishings and property equipment. Tenant is only responsible for breakage or damage done by Tenant and/or their guests.

**No Additions:** No fixtures, Appliances, etc. will be installed without the consent of the manager.

**Visitation Permission:** The owner or manager shall have access to the premises during daylight hours to make repairs or to show for rent.

**Sight Unseen Rentals:** Tenant should make every effort to pre-inspect the property before executing lease. An additional description of the premises will be supplied upon request.

**Repairs:** Appliances and amenities are not guaranteed and refunds will not be given due to breakdown. Repairs will be made by the owner or his representative as soon as possible. Report any breakdowns to the Manager immediately.

**Amenities:** Tenant shall furnish blankets, linens, towels, toiletries, and other personal amenities as required.

**Travel Insurance:** Refunds will not be given for cancellations or occupancy delays due to medical emergencies, travel cancellations or delays, weather related events or evacuations, or other events that would be considered Acts of God or that are out of the control of the landlord. The tenant may purchase travel insurance through an independent agency to cover these events. If the tenant chooses not to purchase travel insurance, the Tenant may be forfeiting their ability to receive a refund if any of the above events occur. Travel insurance is a way to protect your vacation investment and should be considered.

**Cancellation:** All requests by the Tenant to cancel this lease must be made in writing to the Manager at WatersEdge Cottages and are subject to the re-renting of said unit or acceptance by the owner. All deposit money s will be retained until the property is re-rented at full price. If the property is not re-rented for the full price, the difference will be due from the Tenant and/or will be deducted from the deposit. Tenant agrees that all deposit moneys will be held by the owner. Owner is responsible for the moneys received. The Tenant shall not sublet the premises without written consent of the owner or manager.

**Default:** Any default by the Tenant under the terms and conditions of this lease, including and not limited to unpaid rent, shall result in the termination of this lease and the premises must be vacated immediately with no refund to the tenant.

**Acceptance:** This lease must be signed and received with payment by the first payment date above. Reservations cannot be guaranteed until deposit is receive and lease is fully executed. This agreement is subject to the approval and written acceptance of the owner or manager.

**Keys:** All keys are to be picked up at the manager's office and returned to the Manager upon termination of the lease.

**Signatures:**

\_\_\_\_\_  
Tenant                                  Date                                  Owner/Manager                                  Date