

Rental Policy

"Our New Hampshire Vacation Home Rental Policy"

NH Vacation Rental on Sunrise Lake, Middleton NH - Robin Clapp (508)622-1464

Guests staying at our NH Vacation Rental must follow our rental policy. If you are looking for a place to stay in the lakes region of New Hampshire, please take a look at our NH Vacation Rental.

Total Payment

Guest shall pay, in the form of guaranteed funds, and prior to occupancy the following:

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Security Deposit

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Rental Rate

Security Deposit

A security deposit of \$200 for weekend rentals or \$500 for weeklong rentals is required up front to reserve rental dates.

The security deposit is refundable at the termination of the lease, if all of the following conditions are met:

- There is no damage found to premises or its contents.
- There are no items missing from the premises.
- Guest did not check in early or check out late.
- Guest returns rental key.
- All trash is brought outside and put in the garbage bins provided.

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All dishes are washed and put away in the cabinets.

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All windows and doors are locked, fireplaces turned off, and heat turned down to 52 degrees F, at time of departure.

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Guest does not smoke indoors or bring a pet onto the premises.

Landlord cannot be held liable for personal items left behind, lost or stolen. In the event that an item is left behind and found, landlord will notify the guest. With the guest's approval, landlord will deduct shipping costs from their security deposit to return the item.

Within 14 days of the Guest vacating the premises, Landlord shall furnish Guest a written statement indicating any amounts deducted, as permitted by law, and returning the balance to the Guest.

Final Payment

Final payment is due one month before check-in.

Cancellation Policy

In the event that the Guest cancels, and does so at least one month before check-in, all money is returned. After that date the security deposit is forfeited.

Guest Responsibility

Guest must be at least 25 years of age to rent this home. Proof must be provided in the form of a driver's license. By signing this rental contract Guest is agreeing to be held in full responsibility for the care of premises being rented to Guest in his/her name.

Occupancy

No more than 10 persons shall occupy the premises.

Holding Over Policy

Guest agrees that occupancy of the premises beyond the ending date and time shall be considered a trespass. Guest acknowledges their status as a Guest within the meaning of the innkeeper statute, subject to removal at the end of the term agreed upon herein. Nothing herein contained shall be construed to create a tenancy within the meaning of RSA Chapter 540.

Possession Policy

If premises cannot be delivered to Guest on the agreed date due to loss, total or partial destruction of the premises, Landlord may terminate this agreement upon written notice to Guest. It is acknowledged that either party shall have no liability to each other except that all sums paid to Landlord will be immediately refunded to Guest.

Parking Policy

Adequate off street parking is available for up to 4 automobiles. The Guest may use this space exclusively for the parking of passenger automobiles. Guest shall not wash, repair, or paint in this space.

Pet Policy

No dog, cat, bird, fish or other pet or animal of any kind may be kept on or about the premises.

Smoking Policy

No smoking in the house. Smoking is allowed outdoors.

Phone Policy

The house phone is provided for local and emergency call only.

Association Guidelines

We are members of a lake association. As our guest, you must follow the rules posted on the association signs. The shared beach is for swimming and picnicking only. Trash barrels are provided; please clean up. Launching the kayak or canoe needs to be done at the boat ramp. There is no parking at the boat ramp.

House Party Policy

House parties are strictly prohibited and grounds for immediate eviction.