

## Vacation/Recreational Lease

(The term of this lease shall not exceed 100 days duration)

Lease is made on \_\_\_\_\_

By A. C. (Dean) Macris, PO Box 535, Mystic, CT 06355

Hereafter called the LANDLORD Telephone 860.572.0043

And \_\_\_\_\_

Hereafter called TENANT Telephone \_\_\_\_\_

Witnesseth: That the LANDLORD hereby leases to the TENANT, the premises located at 40 Denison Avenue, Mystic, CT 06355 RENTAL TELEPHONE: 860.245.5166

The lease term shall begin at 3 PM \_\_\_\_\_ and  
end at 10AM \_\_\_\_\_

And for such term the TENANT agrees to pay \$x,x00.00 to include utilities such as electricity, water, fuel oil, cable TV etc. Telephone calls are not included. Plus applicable taxes.

The LANDLORD hereby acknowledges receipt from the TENANT of \$400.00 as payment of the initial/security deposit.

The LANDLORD will upon receipt of the balance due of \$x,x00.00 from the TENANT, provide the TENANT with a written receipt for the same, if requested.

And for the heretofore described term, the TENANT further agrees that the \$400.00 be retained as a security deposit, receipt of which the LANDLORD hereby acknowledges, to be held by A. C. Macris; it is being understood that said security deposit is not to be considered prepaid rent, nor shall any damages claimed (if any) be limited to the amount of said security deposit.

The LANDLORD hereby notifies the TENANT that the LANDLORD, or his or her agent, will submit to the TENANT an itemized list of damages claimed to have been caused by the TENANT and return the entire security deposit less damages and other lawful deductions within 30 days after termination of the tenancy.

### SUMMARY OF PAYMENTS

Rent 1	50%	One month in advance
Processing Fee	\$ 00.00	N/A
Balance due	50%	Upon arrival
Security deposit	\$400.00	Due – see return policy
Total		

The parties hereto, inconsideration for these present, agree to as follows:

1. That no more than eight (8) person will occupy said premises

Please indicate the composition of the party:

\_\_\_\_\_ Adults

\_\_\_\_\_ Children older than 2

\_\_\_\_\_ Toddlers and/or infants

2. That no animals, birds, pets of any description shall be kept in or upon leased premises
2. The TENANT will be responsible for all damage and breakage and/or loss to the premises, except normal wear and tear and unavoidable casualty which may result from occupancy.
3. The TENANT will leave the premises in the same general and good habitable condition.
4. The LANDLORD will supply the TENANT'S bed linens and towels. The TENANT will supply extra blankets and fireplace wood.
5. If the TENANT defaults and/or otherwise fails to comply as regards to any item in this lease, the TENANT agrees to vacate said premises, upon receipt of proper notice from the LANDLORD and/or upon proper commencement and final adjudication of proceedings authorized and/or required by the applicable laws and regulations of the State of Connecticut.
6. The TENANT agrees to allow the LANDLORD or his agent to enter and view the premises, both inside and outside:
  - To inspect the premises
  - To make repairs thereto
  - To show the same to prospective TENANT or PURCHASER
  - Pursuant to a Court Order and
  - To protect the premises if it appears that said premises have been abandoned by the TENANT
7. The LANDLORD and TENANT agree that should the premises be destroyed by fire or other casualty so as to become unfit for human habitation that these present shall be thereby ended, with refund to the TENANT for any rent term unused.
  - Subject to the condition of paragraph seven (7), the LANDLORD agrees that should the premises acquire a condition which amounts to a violation of law which may endanger or materially impact the health, safety or well-being of the TENANT, or become unfit for human habitation; upon proper notice or discovery by the LANDLORD thereof, the rent or a just portion thereof according to the nature and extent of the condition shall be suspended or abated until the condition is remedied; if such a remedy is reasonably possible during the lease term; provided however, that said condition or violation of law was not caused by the TENANT or other lawfully upon said premises.
8. The LANDLORD agrees to supply fixtures and household furnishings, equipment or other personal property only as represented at the time of the initial showing and when the initial deposit is made.
9. The LANDLORD and TENANT state that the rent of these premises is for a vacation or recreational purpose as expressed in the Connecticut Public Act No. 05-223.
10. Additional provisions:
  - SECURITY DEPOSIT will be held in a separate account, to be returned within thirty (30) days after the end of this lease or after the telephone bill has been reviewed for long distance charges. The property will be rented in a clean and neat condition. The TENANT is responsible for leaving the property in the same condition of cleanliness as at the start of the lease or assumes the cost of a PROFESSIONAL CLEANING of the house at the end of

the lease. The amount of \$150.00 for the professional cleaning will be deducted from the security deposit if necessary.

- IN THE EVENT OF CANCELLATION – the TENANT is responsible for all rents due under this lease. If the premises are able to be re-rented all rents will be refunded less a 15% (of all rent due) cancellation fee.
- ANIMALS, BIRDS or PETS OF ANY DESCRIPTION SHALL NOT BE KEPT IN OR UPON THE LEASED PREMISES.
- LONG DISTANCE CALLS should be charged to a credit card. All charges, for long distance telephone calls to the rental property, will be deducted from the security deposit.
- FUNCTIONS – The TENANT agrees that there shall be no functions, parties, clambakes, or gathering of any kind involving more than eight (8) persons beyond the occupancy limit of the house without the knowledge and written permission of the LANDLORD.
- If I do not personally inspect the premises prior to signing this lease I agree to accept the rental property as is upon arrival, provided it meets the basic standards of habitability under Connecticut law. In addition I agree I will not be entitled to a refund or rent money and will have no claim/recourse against an agent or A. C. Macris. If the TENANT is not satisfied with the cleanliness of the property upon arrival, TENANT will notify A.C. Macris within 24 hours of arrival
- THIS IS A NON-SMOKING RENTAL

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals on the day and year first above written.

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

BROKER: \_\_\_\_\_  
If applicable

LANDLORD: \_\_\_\_\_