

Tenant: [name]

House Manager: [name]

Lease Date: [date]

Tenant will rent the [homeowner'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 14.45% state-mandated lodging tax and \$1000 security deposit to cover any damage beyond normal wear and tear, including damage by any guests invited to the property by tenant. Entire security deposit 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 or vaping 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 3 queen and 3 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.

Tenant will lock all doors and return all house keys to lockbox before departing. Failure to do so will result in a fine and delay refund of security deposit.

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 sign and return this lease to House Manager with 50% of the rental fee (including tax) and 50% of the security deposit [total \$ amount] in order to confirm your reservation. Balance is due 5 weeks before rental [date]. 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 bin. Close lids tightly. *Please take out all trash from house before departing.*
- 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 and cover charcoal grill (remove ashes and any food remains).
- Check outdoor shower and clotheslines for any forgotten belongings.

Keys:

- Lock all house doors; return key(s) to lockbox per House Manager’s instructions.

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 (you may pick up at their shop or request delivery service) 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)