

## SLEEPY HOLLOW RENTAL AGREEMENT

It is agreed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that \_\_\_\_\_  
(Rentee), having an address at \_\_\_\_\_,  
will rent the house at 1260 Sledd Creek Road, Gilbertsville, KY, from James & Debra Flynn (Rentor/  
Owner). This occupancy will be in the form of a vacation rental only.

**CHECK-IN / CHECK-OUT:** Check-in is 3:00 PM, earlier only if by prior approval. Check-out is 10:00 AM.

**SECURITY:** Security/damage deposit is required in the amount of \$500, payable prior to occupancy. The security/damage deposit will hold your reservation. Accepted forms of payment: Money Order, Bank Check, Visa or MasterCard. Security will be held in a non-interest bearing account. Applicable security/damage deposit will be returned to the Rentee within 10 business days after termination of this agreement. All or part of the security may be withheld in the event of property damage and/or missing furniture or equipment. In such an instance the Rentee will be notified within 10 business days of vacating the property as to the amount withheld and the reason for it. The security/damage deposit shall in no way be used as rental payment.

**PAYMENT:** The rental amount of \$ \_\_\_\_\_ is required to cover the rental period beginning 3:00 PM \_\_\_\_\_ and ending 10:00 AM \_\_\_\_\_. Both signed copies of this Agreement must be received within 10 days of your Reservation. Payment in full of the Rental Amount must be received 2 weeks prior to the Rental Period. Bookings made less than 2 weeks prior to rental period are payable in full, including security/damage deposit.

**CANCELLATIONS:** Cancellations must be made in writing two weeks prior to the first day of the rental period. Cancellations received after that date would result in forfeiture of advance payment unless the house can be re-rented. If re-rented, all money will be returned within 10 days of the new booking date.

**UTILITIES:** All normal utilities are included except phone service.

**PETS:** There shall be no pets allowed on the premises.

**GUESTS / NOISE:** The Rentee listed above is responsible to supervise guests while on the premises. Noise must be kept to a reasonable level so as not to disturb neighbors. **Rentee agrees that it will not host any large gatherings or parties at Sleepy Hollow while renting the premises without prior consent of landlord. The property is located in a residential area, so this clause must be enforced.**

**SMOKING: NO SMOKING IS ALLOWED INSIDE THE HOUSE.**

**DRUGS:** Under no circumstances shall any illegal drugs be allowed on the property. Rentee understands that possession or use of any such substance on the property is grounds for immediate eviction and forfeiture of all payments. Rentee waives any and all rights to recourse against owner for enforcing this clause.

**RENTEE RESPONSIBILITIES:** All occupants are required to perform normal household duties to include garbage removal, (by placing in garbage bags in the containers in the carport), dishwashing, cleaning up of spills. Renter is responsible for all of Renter's personal property during the rental period.

**SUBLETTING IS NOT ALLOWED.**

**RENTAL IS FOR VACATION PURPOSES ONLY.**

**REPAIRS:** The owner shall be notified immediately of any items in need of repair or maintenance. Once notified, owner will correct the problem with all expediency. Please call (270) 205-1297 to report a problem.

**SURVIVAL:** If any clause or term in this lease is contrary to law, the remainder of the lease shall remain in full force.

**END OF TERM:** Renter shall leave the premises in good condition and shall remove all of Renter's personal property.

**HOLD HARMLESS AND INDEMNIFY:** Owner shall not be liable for any damages and/or injury to Renter and/or their guests or their personal property due to Renter's acts, actions or neglect. Renter agrees to hold owner harmless against any claim for damage and/or injury due to Renter's acts, actions or neglect.

**WEATHER CONDITIONS / ACTS OF GOD:** Owner is not responsible for any weather conditions, acts of God or acts of nature that happen during Renter's stay on premises. Further, the owner shall not forfeit the rental amount if the tenant cannot stay on the property due to an act of nature.

**LAWS:** The laws of the Commonwealth of Kentucky shall apply to all terms of this agreement.

I hereby certify that I have read the above agreement and will comply with the terms during the rental period.

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Renter Signature \_\_\_\_\_ Date \_\_\_\_\_

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Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

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James or Debra Flynn, Owner \_\_\_\_\_ Date \_\_\_\_\_