

# The Laurel, Truro, Cape Cod

date

Name & Address

## SHORT –TERM RENTAL CONFIRMATION AND AGREEMENT

**Property:**

The Laurel  
3 Laurel Lane, Truro, MA 02666.

**House rented:** Main House

**Maximum Occupancy**

4 adults, 6 people

**Arrive:** date, 3 p.m. or after

**Depart:** date by 10 p.m.

**Total Rent:** \$

**Lodging Taxes (14.45%):** \$

**Security Deposit:** \$500

**Total Rent & Tax Due:** \$

**Less Reservation Deposit:** 50%

**Final Balance (due date):** 50%

**Security Deposit (due on or before arrival):** \$500

**THIS AGREEMENT MUST BE SIGNED AND RETURNED TO ROY BARNHART (PO Box 804, Truro MA 02666) WITHIN FIVE DAYS OF THE ABOVE DATE**

I (WE), THE UNDERSIGNED, renting the above captioned property for vacation and recreational purposes, agree to the following conditions:

1. I (WE) are responsible for Reservation Deposit (as described above) and the full payment for the rental period.
2. Failure to make payments when due may at the Owner's sole discretion, result in the cancellation of the Agreement. Upon cancellation, for any reason, monies will be refunded, less a 15% service fee, only if the property is re-rented for the term of the original Agreement.
3. The Owner cannot be held liable if the house is not completely ready by Check-in time (3 PM).
4. If the State of MA disallows vacation home rentals for this period, I (We) will be entitled to a full refund.
5. If I (We) do not personally inspect the premises prior to signing the Agreement, I (we) agree to accept the rental property, as is, upon arrival, provided it meets the basic standards of habitability under Massachusetts law. In addition, I (we) agree that we will not be entitled to a refund of rent money and will have no claim or recourse against the Owners.
6. I (We) acknowledge that the Owners have taken every reasonable precaution to protect Guests from contracting Covid-19 agree that we will not be entitled to a refund of rent money and will have no claim or recourse against the Owners if I (we) were to contract any virus.
7. The Owner or Owner's Agent may enter the premises immediately, in case of an emergency, to perform necessary repairs or maintenance, and within 24-hour notice, for normal maintenance or appliance repair, or to show a prospective renter or purchaser.
8. This property is for our use only, and occupancy is not to exceed the limits cited above. Additionally, no more than 10 people and three cars are permitted on the property at any time.
9. I (We) shall be responsible for all damage or breakage and/or loss to the premises, except normal wear and tear and unavoidable casualty that may result from occupancy.
10. I (We) agree to observe and enforce a no-smoking and no-pet policy.

11. The Owner shall provide utilities (electric, gas, oil, internet & TV), furniture, fixtures and household furnishings as generally represented on the Website (<http://www.trurohome.com/>). Actual furniture, fixtures and household furnishings may differ from Website photos.
12. No animals, birds or pets of any kind are permitted on the premises. Any evidence of pets will result in the forfeiture of the security deposit and/or the immediate termination of tenancy without refund, at the discretion of the Owner.
13. Owner shall not be liable to Tenant, Tenant's guests, licensees, invitees, or any other person for any injury, loss or damage to any person or property on or about the premises. Tenant shall hold the Owner harmless and indemnified from and against all loss or damage occasioned by the use or misuse or abuse of any part of or fixture on the premises and from or against omission, neglect, or default of Tenant, his guest, licensees or invitees.
14. While Owner makes every effort in the off season to make sure appliances and other mechanical devices in the home are in good working order, failures may occur. I (We) will report to the Owner any such failures as promptly as possible. Owner will make every reasonable effort to make repairs promptly. However, Owner cannot be held liable for such failures or for a tenant's loss of use of these appliances or devices.
15. The property will be left in the same good and habitable condition in which it was found. Any damages or notable conditions found upon arrival will be reported to the Owner before 11 a.m. the morning after Check-in. Otherwise, the repair costs for any pre-existing damages may be posted against my security deposit and my security deposit used for such repairs. The Owner agrees to inspect the property prior to the arrival of any future tenant and further agrees to notify the tenant as soon as possible of any damages.
16. This agreement may not be assigned or the property be sublet.
17. Any violation of this agreement may, at the Owner's sole discretion, result in forfeiture of the security deposit.

DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_

**ADDENDUM A: Cleaning Responsibilities & Fees**

All guests are expected to generally leave the house(s) neat and tidy as spelled out in the following **REQUIRED CLEANING CHECKLISTS**.

To take out the guesswork and make the process go faster, we provide a checklist to check off as items are completed. (We also include Owner's Responsibilities checklists so you know what not to bother with.) The amount of time involved to complete the tasks varies widely depending on the number of guests and how neat you maintained the house. Since it is essential that you be out of the house promptly at 10AM to allow us sufficient time to complete cleaning and sanitizing for the next guests, you may want to do some packing or cleaning the night before for the next guest. Please plan accordingly.

Failure to complete these tasks may result in a partial deduction from your security deposit

We are pleased to report (an enormously grateful) that most guests seem to recognize the great care we take to make sure the house is very clean; and they return that favor by taking great care of the house during their stay and leave it very clean. As a result, in all the years we have rented we have only once held back any part of security deposit for damage or for failure to clean.

<b>REQUIRED CLEANING CHECKLISTS</b>
<b>MAIN HOUSE</b>
<ul style="list-style-type: none"><li><input type="checkbox"/> Wash and put away all dishes</li><li><input type="checkbox"/> Remove all <b>opened</b> food from cabinets (except oil, spices, etc.) and refrigerator. (You may leave behind any unopened items, that we will either use or donate).</li><li><input type="checkbox"/> Tidy up: Put everything away, clean tabletops</li><li><input type="checkbox"/> Turn off stereo equipment</li><li><input type="checkbox"/> Remove used bar soap from house and outdoor shower</li><li><input type="checkbox"/> Empty trash and recycling containers in outside bins</li><li><input type="checkbox"/> Install new plastic bag in kitchen trash can</li><li><input type="checkbox"/> Check all drawers, closets, laundry lines, etc. for personal items</li><li><input type="checkbox"/> Check outlets for any chargers</li><li><input type="checkbox"/> Clean charcoal/gas grills (if used) with wire brush; dump cold ashes/used coals in trash</li><li><input type="checkbox"/> Wipe or hose off picnic table if needed</li><li><input type="checkbox"/> Clean/dust tabletops</li><li><input type="checkbox"/> Sweep or vacuum wood and kitchen and bath floors</li><li><input type="checkbox"/> Tidy screen porch</li><li><input type="checkbox"/> Vacuum carpets (except stairs)</li><li><input type="checkbox"/> Screened Porch: wipe of tables, brush/vacuum cushions, sweep floor</li><li><input type="checkbox"/> If you have time please wash all sheets &amp; pillow cases (Hot water setting and add Lysol Laundry Sanitizer as directed on label.</li><li><input type="checkbox"/> If you still have time, please dry sheet load and start a wash load of towels</li></ul>
<b>OWNERS TASKS</b>
<ul style="list-style-type: none"><li><input type="checkbox"/> Vacuum furniture</li><li><input type="checkbox"/> Clean bathrooms</li><li><input type="checkbox"/> Clean range &amp; exhaust fan</li><li><input type="checkbox"/> Clean refrigerator</li><li><input type="checkbox"/> Do Laundry</li></ul>

## **ADDENDUM B: Covid information**

### **TO MAKE OUR HOME SAFE FOR OUR GUESTS.**

1. We installed a hand sanitizer dispenser OUTSIDE the front door so that anytime someone returns from a public space where they may have touched public surfaces, they could sanitize before even entering the house.
2. We have two complete sets of pillows and bed linens that we rotate after each guest. After removing all bedding we sanitize the mattresses. Then we wash the mattress covers, sheets, pillows, pillowcases, blankets, and quilt cover using hot water, detergent and laundry sanitizer. Then we put those away for the next guest, and make the beds with the other cleaned set, which have been stored for at least one week.
3. We also have two sets of bath linens, placemats, cloth napkins and dishtowels that we clean and rotate the same way.
4. In addition to the regular thorough cleaning we have always done, we sanitize the house with EPA-approved products for disinfecting Covid-19. First, we sanitize all commonly touched hard surfaces, with special attention to the kitchen and bathrooms. Then we sanitize wood and tile floors. We spent hours making a detailed checklist that we follow to ensure that we don't overlook anything.
5. We removed the wooden salad bowl and replaced wooden cutting boards with dishwasher safe BPA-free plastic boards.
6. We posted a reminder on the dishwasher, requesting that guests ALWAYS use the dishwasher and choose the "SANITIZE" option.

### **WE ALSO ASK THAT OUR GUESTS HELP.**

1. We ask that people not come if they are ill or exhibiting the [symptoms of Covid-19](#) virus.
2. We expect guests to follow MA and town Covid-19 requirements and guidelines (go to [www.mass.gov](http://www.mass.gov) and [www.truro-ma.gov/home](http://www.truro-ma.gov/home)).
3. We suggest that guests remove their shoes before entering the house, leaving them either in the garage or entry hall to avoid tracking virus into the sanitized living space.
4. You must wear cloth or disposable masks in public where you may not be able to maintain 6' social distancing. Businesses that are open require that everyone wear masks. Guests **We recommend that guests must cloth or disposable masks from home.**
5. Observe all signage intended to help people maintain 6' social distance such as ONEWAY aisles and marked spaces where lines form.
6. Follow all CDC guidelines, including 6-foot social distancing, frequent thorough hand washing, avoiding touching your face, hand sanitizing, avoiding all gatherings of more than 10 people, especially indoors.
7. Due to shortages that will likely get worse with an increased number of visitors, **we urge guests to bring the following** for use during their stay:
  - a. sanitizing spray and wipes
  - b. paper goods (especially toilet paper)
  - c. hand sanitizer for use in your car or in the home during your stay
  - d. food (to minimize exposure in busy grocery stores and due to local shortages).
8. At the end of you stay it is helpful if you have time to start the laundry but please be sure to choose the "HOT" water option and use Lysol Laundry Sanitizer as directed.

Finally, we encourage guests to take full advantage of the many restaurants, farmers markets, and individual farmers and fishermen who offer contactless delivery and takeout. They appreciate the much-needed support and you'll enjoy good food, safely.