
Lease Agreement

This lease, dated _____, 20__
Between LESSOR, BOULDER WOODS LODGE
With a mailing address of: 29 Congo Road
Gilbertsville, PA 19525
(610) 369-3810

And LESSEE
Name: _____
Address: _____
Telephone: _____
E-mail: _____

1. The occupancy TERM of this lease shall be ____ nights, from _____, 20__, check in time after 3:00 p.m. to _____, 20__, check out time before 11:00 a.m.
2. The PREMISES is located at: Boulder Woods Lodge in Idlewild Heights Uniondale, PA
3. The RENT is \$_____ for the term identified in number 1, payable as follows to "Boulder Woods Lodge" at the above referenced mailing address:
Advance payment - 50% is payable upon signing of the lease.
Balance payment/Security deposit - Remaining balance and security deposit are due at least three weeks prior to the lease beginning date. If you are making a reservation less than 21 days before your arrival, we require payment in full at the time of booking. These funds are to be certified check or money order. Should your personal check be returned for any reason, there would be a \$25 service charge added to your balance. All payments must be in U.S. funds.
4. SECURITY – A security deposit in the amount of \$700 is payable at the time final payment is made. This deposit will be returned in full by the LESSOR within 45 days of departure provided there is no damage, the house is left in good condition, and you vacate the premises and return all keys to the designated area no later than 11:00 a.m. Failure to return all keys to LESSOR at termination of this lease will result in \$100 being withheld from the security deposit. If damages/charges exceed the security deposit, LESSEE agrees to pay all additional costs.
5. UTILITIES – The LESSOR will provide water, heat, electric, trash removal, local telephone usage, driveway snow removal, lawn and shrubbery care. All long distance calls from the property must be collect or calling card. The phones are blocked from making long distance calls. A cleaning fee is included in the rental cost. No cleaning service is provided during your stay. The property is to be left in a tidy state. Dishes and cooking utensils should be placed in the dishwasher. If excessive cleaning is required or generally left in such a state that one person cannot clean it in 3 hours, an additional cleaning fee will be deducted from your security deposit.
6. RESRICTIONS – No pets are allowed on premises. Violation of the pet policy will result in termination of this agreement and there will be no refund. Smoking is prohibited in the interior of the premises.
7. ACCOMODATIONS – 4 queen size beds, and 1 bunk bed; sleeps a total of 10 people. Lessee supplies linens for beds (sheets and pillowcases) and bathrooms. The house is to be occupied by no more than ten (10) persons at a maximum without approval from LESSOR, which must be obtained prior to LESSEE occupancy of the premises.
8. LESSEE assures the LESSOR that the LESSEE will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors.

9. LESSEE assures the LESSOR that any LESSEE and/or their guest(s) who violates any of the terms of this lease shall be denied occupancy and shall remedy any damages or other expenses which are caused by the LESSEE and/or the their guest(s).
10. LESSEE agrees that any member of their party and/or guest who is found using illegal substances or allows others to use illegal substances on the premises will be immediately denied continued occupancy at these premises.
11. LESSEE and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit nuisance on or about the premises.
12. LESSEE agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty only exception.
13. LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises. This being by the LESSEE and/or their guest (s), and includes injury and/or harm from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.
14. LESSEE agrees that he/she shall not paint or make alterations to the property, including changing existing locks or adding new ones, without the LESSOR's written consent.
15. LESSEE agrees to let LESSOR or LESSOR's representatives enter the property at reasonable hours to inspect, repair, or show the property to prospective buyers. LESSOR will give LESSEE 24 hours notice of date, time, and reason for the visit. In case of emergency, LESSOR may enter property without notice. If LESSEE is not there, LESSOR will tell LESSEE who was there and why within 24 hours of the visit.
16. LESSEE may not let, sublet, or assign this lease for all or any part of the premises.
17. Locked areas such as the owner's personal storage areas are exempt from this lease and are off limits to the LESSEE. Entry into these areas is cause for immediate eviction and LESSEE will be held responsible for any damages or missing items.
18. The television, VCR, stereo, grill, etc., herein called "extras", are supplied at no extra charge as a convenience for LESSEE's use. In the event of a malfunction or breakdown of "extras", LESSOR or his agent will have the "extra" repaired as quickly as practical. LESSEE agrees that there will be no refund for malfunction or breakdown of "extras". In the event of malfunction of any other appliance or feature, LESSEE must notify LESSOR or his agent so repair of malfunction can be made. We will expedite the repair, but no refund of rent will be made.
19. Lake Idlewild is a private lake that LESSEES are privileged to use during the term of this agreement. This use should be respected.
20. LESSEE understands that:
 - A. LESSOR's insurance does not cover LESSEE, LESSEE's property, or guests.
 - B. LESSEE should have fire and liability insurance to protect LESSEE, LESSEE's property and guests who are injured while on the property.
 - C. LESSOR is not legally responsible for any injury or damage that occurs on the property and LESSEE agrees to pay any loss or claim, including attorney's fees that result from the damage or injury.
 - D. LESSEE is responsible for any loss to LESSOR that LESSEE, LESSEE's family or guests cause.

21. In the event that any action shall be commenced by either party arising out of, or concerning this lease or any right or obligation derived therefrom, the prevailing party shall be entitled to receive attorney's fees as fixed by the Court in addition to all relief at law or equity.

22. LESSEE assumes full responsibility for fulfilling the terms of the lease for the period stated and assures the LESSOR full recourse for the payment of any amount outstanding or unpaid charges that are the responsibility of the LESSEE.

23. In the event of the LESSEE's cancellation of this contract, the 50% advance rent paid is nonrefundable regardless of reason (including bad weather, illness, or economic factors). YOU WILL FORFEIT YOUR ADVANCE RENT PAYMENT.

24. Rules & Regulations

Boulder Woods Lodge is furnished for basic housekeeping with a fully equipped kitchen. Sheets and towels are not provided. Paper products and LESSEE should also supply laundry and dish soaps. 4-wheel drive vehicles are required to reach the home in wintry conditions. Due to the location, this generally is the entire winter. Refunds and or discounts will not be given to tenants who have difficulties driving up the road to Boulder Woods Lodge.

Responsible Groups Welcome: Boulder Woods Lodge is intended for family groups. Sororities, fraternities or unchaperoned groups are asked not to apply for accommodations.

This is the entire agreement between LESSEE and LESSOR. No spoken or written agreements made prior are a part of this lease unless they are included in this lease.

By signing below, my party and myself agree to the terms of this lease.

LESSEE: _____ Date: _____

LESSOR: _____ Date: _____

Amount Due upon Signing: \$_____ (50% of rent – nonrefundable)

Balance Due: \$_____ (50% of rent and \$700 security deposit)