

# HYDRANGEA RENTAL AGREEMENT

THIS VACATION RENTAL AGREEMENT hereinafter referred to as a "Lease", made and entered into this \_\_\_\_\_ day (s) of \_\_\_\_\_, 20\_\_\_\_ by and between Tamara Walters, hereinafter referred to as "Owner" and \_\_\_\_\_ hereandafter referred to as "Renter:", hereby rents from Owner and grants to Renter pursuant to all state laws of Pennsylvania, the house rules of the vacation residence attached below, under the terms herein stated.

## PROPERTY

Hydrangea House (Stem and/or Leaf)  
11475 Scotland Avenue North East, PA 16428  
Both units on property adhere to this agreement

Lease Period: Check in date and time: \_\_\_\_\_  
Check out date and time: \_\_\_\_\_

## RENTER/GUEST INFORMATION:

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

DOB: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### ADDITIONAL GUEST INFORMATION:

All guests on property during your stay

Name: \_\_\_\_\_ Spouse Y or N

Age: \_\_\_\_\_

Address (if over 18 and different than yours):  
\_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ADDITIONAL GUEST INFORMATION:

All guests on property during your stay

Name: \_\_\_\_\_ Spouse Y or N

Age: \_\_\_\_\_

Address (if over 18 and different than yours):  
\_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ADDITIONAL GUEST INFORMATION:

All guests on property during your stay

Name: \_\_\_\_\_ Spouse Y or N

Age: \_\_\_\_\_

Address (if over 18 and different than yours):  
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City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ADDITIONAL GUEST INFORMATION:

All guests on property during your stay

Name: \_\_\_\_\_ Spouse Y or N

Age: \_\_\_\_\_

Address (if over 18 and different than yours):  
\_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**RENTAL AMOUNT: \$ \_\_\_\_\_ PER NIGHT**

1. Renter agrees to pay the following sums of money to Owner in consideration of this lease:  
(if VRBO...refer to payment itemization for your total at checkout)

**CLEANING FEE: \$: \_\_\_\_\_**

**SECURITY DEPOSIT: \$ \_\_\_\_\_** (not charged unless property damaged)

**PA SALES TAX: \$ \_\_\_\_\_**

**FEDERAL LODGING TAX: \$ \_\_\_\_\_** (those staying over 30 consecutive days are exempt)

**TOTAL RENTAL STAY AMOUNT: \$ \_\_\_\_\_ CHARGED AT CHECKOUT DATE**

Once this agreement is signed, Renter agrees to the Total Rental Stay Amount to be charged.  
There is a strict 60 day cancellation notice policy. Renter **MUST** cancel this agreement **BEFORE** 60 days of rental stay for full refund less a \$35 rebooking fee. **NO** cancellations will be accepted after 60 days before scheduled stay.



**SIGNATURES :**

**RENTER:**

\_\_\_\_\_  
**PRINTED NAME:**

\_\_\_\_\_  
**SIGNATURE:**

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

**OWNER:**

\_\_\_\_\_  
**PRINTED NAME:**

\_\_\_\_\_  
**SIGNATURE:**

**HOUSE RULES ADDENDUM**

House Rules are attached and will also be available inside the rental unit at Check-In to be adhered to at all time by Renter. Renter initial below they have been read and accepted. Penalty to not follow will result in removal from property with no refund. As well as security deposit taken.

**INITIALS:** \_\_\_\_\_

# HYDRANGEA HOUSE RULES



☺ **HAVE FUN!** We hope that you enjoy our slice of heaven as much as we do. Please keep in mind this is our family investment. We feel called to share it with others, but we take pride in everything here. In order to keep it looking the way you found it, here are the house rules. If the house is not left in the same condition, your security deposit may not be returned and you will not be allowed to rent from us again (but please don't do that because WE want YOU to always WANT TO COME BACK to Hydrangea!)

☺ **NO SHOES** permitted throughout the house. We have completely remodeled and work hard to keep the house clean.

☺ Please **SHUT OFF LIGHTS & TV** when you leave.

☺ **YOU ARE ON THE LAKE, SPIDERS LOVE LAKE LIFE TOO.** We do spray for spiders to prevent them from coming in but occasionally they want to visit.

☺ **NO WET TOWELS** on the floor or furniture (enjoy the beach but keep the beach outside). At check out, please put all dirty towels in the shower.

☺ Any damage made to the property or contents of the property (furniture stained or ripped, household items stolen, etc.) will result in the security deposit being taken.

☺ **ALL DISHES WASHED.** (We will sanitize all items before new guests but we wont do your dishes)

☺ **ALL GARBAGE** must be **PUT IN** the TRASH and taken outside to the can. No garbage may be left throughout the house. All food must be emptied from the fridge and freezer.

☺ **ALL BEDS** should be stripped and linens piled on top.

☺ Please be **RESPECTFUL** of our neighbors. Parking is shared for guests in the Leaf unit. Please do not block the driveway or disrupt their stay. Please always remember this is not a Hotel, this is a peaceful, quiet neighborhood. Keeping the noise level down at night will allow us to continue to have guests. Absolutely no fires are permitted outside the buildings due to Insurance Liabilities. If at any point these rules are not followed, you will be asked to leave immediately and no refund will be issued.

## HOUSEKEEPING AND UNDERSTANDING THE PROPERTY

☺ The hot water takes awhile to heat up. Patience is a virtue.

☺ Linens for the pull out beds are located in the green closet storage beds. Extra pillows and blankets are located under the large bedroom bed.

☺ The back sunroom must be locked from the inside. If you are leaving the house, please lock all doors, but your key will only open the front door.

☺ At checkout, please leave the key in the return key dish.

☺ Don't forget to sign our guestbook!

☺ Our cleaning crew will promptly arrive at checkout to begin sanitization process for next guests.

☺ We always want to remind out of town guests of the dangers of Lake Erie. She is volatile at times and weather can turn the undertow within minutes. Always swim with caution and anyone under the age of 18 should be supervised.

☺ Various items are for sale on the display shelf in the kitchen. There is a venmo QRL code you can scan if you would like to purchase and take any of those items during your stay. If they are missing upon checkout they will be deducted from your security deposit.

☺ Feel free to call or text us with any questions. 814.460.0334 or 814.528.1116 for emergencies

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☺ Signatures (all legal age guests must sign)

Date