



MOUNTAIN ESCAPE

Rental Agreement

In signing this application for rental of Mountain Escape, I, the tenant:

- ❄ understand that this home is privately owned and managed.
- ❄ agree to leave the home clean and in good order.
- ❄ understand that I will be held responsible for any damage done to the home or furnishings during my occupancy.
- ❄ understand that loud partying will be reported by neighbors.
- ❄ understand that no pets of any kind are permitted on the property.
- ❄ understand that smoking is not allowed inside the house.
- ❄ understand that parking is available only in the driveway in front of the house.
- ❄ understand the maximum is 20 overnight occupants w/o prior approval of the owner.

Please initial _____

When we receive BOTH the signed original copy of your request for rental AND 50% of your advanced rent, we will confirm your rental dates. We welcome personal checks but not credit cards. Your cancelled check will be your receipt.

The remainder of the rent and a security deposit of \$300 are due 30 days prior to your first day of occupancy. The security deposit is fully refundable within fourteen (14) days of the termination of occupancy, provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Applicant is liable for all replacements and repairs needed to attain the same condition as when occupancy commenced other than normal cleaning and laundry of linens.

Thank you for your rental deposit. Should you fail to utilize this confirmed reservation, we will retain all funds received, other than security deposit, as liquidated damages unless Mountain Escape is re-rented at the same rate for the same time period. If the latter occurs, we retain only a \$100.00 administrative fee. We have a stringent cancellation policy because we only have one unit to rent. We hope that you understand our business position.

I accept liability for injury, damage, loss or accident and agree not to hold homeowner liable for injury in or around premises.

Please initial _____

I understand that underage drinking is a violation of the law of Pennsylvania. I agree that no one in our group under the age of 21 will drink alcoholic beverages while renting this property.

I understand that failure to abide by these rules may result in the automatic eviction of the premises and forfeiture of all rental and security deposits.

Please initial _____

I have read this entire agreement and signed it voluntarily. I fully understand it and I agree to be legally bound by it. I acknowledge that I am at least 21 years of age.

Signature of Applicant

Month/Day/Year

We suggest that you make a copy of this agreement and application for your records. We will send you a rental confirmation by letter or fax. If you have questions, please call Bill Painter at 412-915-8003.



MOUNTAIN ESCAPE
Rental Application

Return completed form with check made payable to:

Bill Painter
Box 4738
Pittsburgh, PA 15206
412-915-8003
laurelmtescape@gmail.com

Name: _____

Address: _____

City, State, Zip _____

Daytime phone:
() _____ - _____

Cell phone:
() _____ - _____

Evening phone:
() _____ - _____

FAX:
() _____ - _____

E-Mail Address: _____

Dates Requested:

Arrival date: ____ / ____ / ____ Check-in time 5:00 pm

Departure date: ____ / ____ / ____ Check-out time 10:00 am

Number in our group: # adults _____ # children _____

Rental Deposit Enclosed (Make check payable to Bill Painter) \$ _____ 50% of RENTAL FEE
(There is a \$30 charge for returned checks)

Dates: _____

The balance is due 30 days before your arrival, along with a separate check for the \$300 security deposit.
Thank you.