

Contract with Guests for 1 Camp Comfort & 14 Oceana, OOB, ME 04063
PLEASE READ CAREFULLY

Guests:
(PLEASE PRINT)

This agreement by and between _____ (guest), representing
a party of _____ (number) and Breaktide LLC., is valid between the dates of
_____ to _____
at Unit #(S) _____.

For the Summer of : 200____ at Camp Comfort Apts _____ OR Oceana _____

Guest address: _____

/ Street Town/City Apt#

State/Country Zip /Postal Code

Guest Phone: () _____ () _____ () _____

Work Home Cell

Guest's Email Address _____

The guests social security number OR license number is: _____.

Please read this over, call us with any questions, sign and return to Breaktide LLC – for Camp Comfort or Oceana reservations. Checks may be made out to either Breaktide LLC or to Barbara Shiely. We require the 50% deposit at time of reservation, Balance of 50% paid by: _____.

PO BOX 7544 Ocean Park, ME 04063.

The Guest agrees to leave a \$300 VISA/M/C _____ security deposit with Breaktide LLC or their Management company of choice at arrival according to the following guidelines. The same security deposit will be returned to the Guest in full within 2 weeks of the end of stay if no extra expense is incurred during the stay.

The Guest Understands:

The Guest is responsible for said property from the moment the keys are picked up from the office to the moment they are returned at 10AM the following Saturday. This means the Guest is responsible to leave the location as it was found, i.e. clean kitchen, oven, bathroom, floors, bedding on beds, trash in appropriate barrels, etc. If the trash is not put out to be taken away on the proper day by the town we will remove it before the next rental period at the expense of the non-responsible Guest. Rental units must be left absolutely clean. Any unreasonable mess at the end of said Guests stay that will require substantial extra time to clean, and/or any damage to the property that will result in an expense to Owner, will be billed to the Guest and/or deducted from the security deposit.

By accepting the keys, the Guests acknowledge that he/she has accepted the property in its current condition and finds it suitable as a transient living unit. We cannot guarantee systems or appliances. There will be no refund on their failure. The owner tries to keep these in good working condition and any failure will be fixed as quickly as possible. The Guest agrees to allow the owner or his agent to enter and view the premises, both inside and out, to make repairs thereto; to show the same to a prospective tenant; and to expel the Guest if he shall fail to pay rent or breach this rental agreement in any way, in accordance with the laws of the State of Maine. Rental of unit, sight unseen, must be accepted upon arrival or all deposits forfeited. The keys will be picked up and returned to the same location. That location will be 1 Camp Comfort Ave in OOB unless you are notified otherwise.

Check out time is 10AM and check in time is 2PM. Reservations will be held only until 5PM on check-in day unless the owner or agency is notified.

Maximum occupancy rules must be observed. If violation is suspected, Guests are subject to immediate inspection of the premises by owner and Fire Chief. Appropriate action will follow.

GUESTS SUPPLY THEIR OWN BEDLINENS, PILLOWS AND TOWELS for use during rental period. Owner will provide items necessary for use including but not limited to: blankets, cooking and eating utensils, dishes and glassware. Additional pillows may be purchased at the office. (Due to great losses in them last year) Please do not use any of the items on the beach.

Guests shall obey the rules and regulations posted on the premises. If the Guest, or any of their party, break the "House Rules", and/or Management company rules, the Guest understands that they may be asked to leave with no refund.

Guests shall insure that the use of the property during their occupancy shall not disturb, annoy, endanger, or inconvenience neighbors, nor constitute any immoral or unlawful purpose, nor violate any applicable law or ordinance, nor commit waste or nuisance upon or about the premises. The same applies to such common areas such as yards and driveways.

The Guest agrees that he/she will make restitution for and hold harmless the Owner and Management company from any loss, damage, claim, demand, suits, judgements, or liabilities which the Owner and Management company would be otherwise held responsible for arising from any injury or death to persons or property, or any claim on account thereof resulting from Guests use of the premises or Guests failure to comply with this agreement.

Missing or broken items will be noticed and billed to Guest and/or deducted from the security deposit.

The Guest understand that any additional expense to Owner/Management company that occurs during the Guests stay will be deducted from the security deposit. If no security deposit is left, these expenses will be billed to the Guest.

The Guest is responsible to inform Owner or Management company regarding any problems immediately, as they will try to assist and resolve them quickly at no cost to Guest, if practical.

Owner and Management company reserve the right to evict any Guest without prior notice if there is evidence of damage, disturbance, problems with neighbors/police, or breach of this contract of any kinds.

DEPOSITS – 50% deposit is due at time of reservation – balance of 50% due by agreed upon date with owner/Breaktide LLC before guest arrival.

REFUNDS – If Guests must leave for any reason, they will be charged for the duration of the reservation.

*All unit charges are subject to the 7% Maine Rooms and Use Tax.

CANCELLATIONS – cancellations must be in writing and are final. No money will be returned unless all weeks are re-rented at the same rate. If re-rented, a cancellation fee of twenty-five(25) percent of total rental can be charged.

No Subletting is allowed. Please contact Owner/Management company for further information.

Sorry – no pets are allowed.

Sorry – no smoking is allowed inside the units. There are ashtrays provided outside.

Parking – the Guest agrees to abide by the parking rules for their rental unit as outlined during check-in. There is one car allowed per guest unit in the driveway at Camp Comfort. Extra parking is at a premium but is available on the street or at lots at the end of Camp Comfort. Each Guest agrees to move their vehicle if required by others Guests for access to the street. Please leave space on curb in front of house for the owners.

Oceana will have street parking only. Please park in the direction of traffic.

The signing of this agreement constitutes acceptance of above conditions.

Guest Signature: _____ Date: _____

Owner/Management Company Signature: _____