

**Rental Agreement
 Pearl Beach Lakehouse
 6427 Lake Road West
 Ashtabula, Ohio 44004**

Property: Pearl Beach Lakehouse
 6427 Lake Road West (Rt. 531)
 Ashtabula, Ohio 44004

Owner: Richard & Debra Trice
 James & Judith Pearson

Contact Information: Richard & Debra Trice
 (440) 466-5699 (Home)
 (440) 862-3965 (Cell)

James & Judith Pearson
 (440) 466-4033 (Home)
 (440) 812-2938 (Cell)

Accommodations: 1-King Sized Bed, 1-Queen Sized Bed, 2-Full Sized Beds,
 1-Bunk Bed, One Double Comfort Sofa Bed, 1-Single
 Comfort Lounge Chair Bed, 2-Roll-A-Way Single Beds

Maximum Number of Occupants: The Lakehouse is to be occupied by no more than
 Fifteen (15) persons at the maximum. Unless
 otherwise approved by the Property Managers

Payment Method

- ☐ Check/Money Order
- ☐ Credit Card – complete the following:

Name on Card		
Number on Card		
Expiration Date		
Credit Card		
Billing Address	Street Address	Zip Code

Tenant Information:

Name			
Address			
	Street Address		
	City	State	Zip Code
Phone Number	Email Address		

Occupancy:

Check In Date		Check Out Date	
Rental Fee		Due 30-days prior to rental date	
Taxes		Due 30-days prior to rental date	
Total Due		(Rental balance + Taxes balance)	

Please note the cancellation policy in item #5 on Page 3 of this Agreement.

This Agreement must be returned 30-days prior to rental date.

Date: _____ Signature: _____

Print Name: _____

1. I (We), the undersigned, renting 6427 Lake Road West (Rt. 531), Ashtabula, Ohio 44004 for vacation or recreation purposed, agree to the following.
2. I (We) are responsible for full payment for the entire rental period: Balance of rent (including taxes) due 30-days prior to occupancy. Payments must be made by check, money order, traveler's check or Accepted Credit Card.
3. Reservation is not confirmed until the Deposit and ½ rent (including taxes) are cleared.
4. Failure to make payments when due will result in cancellation of this Agreement.

5. If I (We) cancel our reservation after it has been confirmed, the Owner will make every attempt to re-book my (our) reservation. If the reservation is re-booked at the same rate, I (We) will be refunded 90% of the Total funds paid. If the reservation cannot be re-booked I (We) understand that the moneys paid may not be returned.
6. If I (We) do not personally inspect the premises prior to signing this Agreement, I (We) agree to accept the rental property upon arrival, provided it meets the basic description as listed on the Rental Websites. In addition, I (we) agree that we will not be entitled to a refund or rent money, or relocation to another property, and will have no claim or recourse against the Owner.
7. I (We), our guests and visitors, agree to not smoke in the Lakehouse. Nor bring on to the premises any pesticides, cleaning products, aerosol sanitizers, air fragrances, etc. Also that there will be no loud or large parties in the Lakehouse or on the premise without prior knowledge of the Owners. That all listed previously will maintain the premises in good order and appearance and conduct themselves in a manner inoffensive to the neighbors.
8. I (We) our guests and visitors, agree that any drug use on the property, or an disturbance, annoyance, endanger, or inconvenience of the neighbors; or use the premises for any immoral or unlawful purposes, or violate any law or ordinance or commit waste or nuisance on or about the premises will immediately terminate our occupancy and rental agreement of these premises.
9. Owner or Owner's agent may enter the premises immediately in the event of an emergency, in order to perform necessary repairs and/or maintenance; and with 24-hours notice, for normal maintenance or to show a prospective renter.
10. Occupancy (including small children, infants and visitors) is not to exceed 15 persons without prior permission from the Owners. If more than the maximum number is found to be occupying the leased property, I (we) agree that a charge of \$100.00 per person will be made to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit moneys due. Additionally, this Agreement may be immediately terminated without refund.
11. Occupancy of RV campers and/or tents on the premises, beach or parking lot is forbidden without notification of Owners.
12. No pets are allowed on premises – except Seeing Eye dogs with prior authorization.

13. I (We) shall be responsible for all damage, breakage and/or loss to the premises, except normal wear and tear and unavoidable casualties (deemed by Owners), which may result from Occupancy. I (We) agree that all pipes wires, glass, plumbing, household contents, etc., other equipment and fixtures will be in the same condition as at the beginning of our stay, or may be put in during the term of the lease, reasonable wear and tear damage by unavoidable fire and casualty only exception.
14. The property will be left in the same good and habitable condition. Any damages or notable conditions found upon arrival will be reported to the Owners with one (1) hour of Occupancy. I understand the property will be inspected prior to my (our) inhabitants and when I (we) depart. Otherwise, I (we) agree that repair costs for any damages may be posted to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit moneys due for the full cost of replacement/repair.
15. I (We) acknowledge any loss and/or damage to the Property will result in a charge for replacement value to my (our) credit card, or if I (we) are paying by check or money order, I (we) will promptly submit moneys due. I (We) agree to indemnify and save Owner harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by me (we) guests or invitees. Also from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the premises.
16. The Owner shall provide utilities, furniture and fixtures, linens and towels.
17. prior to vacating the premises, Tenant is responsible to remove all trash and recyclables, ensure all dishes and cookware is clean, and return any furniture that was moved to its original position. Beds should be stripped and placed along with towels in the laundry area when you vacate the unit.
18. Owner shall not be liable to Tenant, Tenant's guests, licenses or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Tenant shall held Owner harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the premises, parking lot, beach or community and from or against any omission, neglect or default of Tenant, his guest, licensees or invitees.
19. This Agreement may not be assigned or the property sublet, and is for the Tenant's use only. No changes to, or changing locks of the premises are permitted. I (We) will not use premises as a location for amateur or professional film/video with prior consent and arrangement with property owners.

By signing this document, I (we) agree to the terms and conditions stated above, and to enjoy ourselves, relax and make wonderful memories!

Tenant Signature _____

Date _____

Signature _____

Print Name _____

Owner Signature _____

We look forward to your visit and hope you enjoy your stay!!!

If there are any special requests, please let us know so we can help make your stay memorable!

Please return signed agreement along with your final payment to:

Pearl Beach Lakehouse
2789 Sylvan Ridge Road
Geneva, OH 44041