

STANTON REALTY, INC. 2018 SUMMER RENTAL CONTRACT

Name(s) _____ Social Sec. Number(s) _____
Mailing Address _____ Home Telephone _____
_____ Business Phone _____
Cell Phones _____ Alternate Contact (name & #) _____
Email Address _____ Fax Number _____

PROPERTY NAME & ADDRESS _____

2018 COTTAGE RENTAL RATES

Prime Season Weekly Rate \$ _____ Off Season Weekly Rate \$ _____

These are the 8 prime weeks. Please check ONLY those weeks that Stanton Realty MAY rent. Note: These will be at the Prime Season Rate.

A minimum of 4 PRIME weeks to qualify for 10% commission. If less than 4, **option C below applies**
June 23 - June 30 _____ July 21 - July 28 _____
June 30 - July 7 _____ July 28 - Aug 4 _____
July 7 - July 14 _____ Aug 4 - Aug 11 _____
July 14 - July 21 _____ Aug 11 - Aug 18 _____

These are the OFF season weeks. Please check ONLY those weeks that Stanton Realty MAY rent. Note: These should be price 10-40% lower.

If rates vary for any weeks, please indicate price on the appropriate line.
August 18 - August 25 _____
June 2 - June 9 _____ Aug 25 - Sept 1 _____
June 9 - June 16 _____ Sept 1 - Sept 8 _____
June 16 - June 23 _____ Sept 8 - Sept 15 _____

SECURITY DEPOSITS, INSPECTIONS & MAINTENANCE ISSUES

- Do you want Stanton Realty to charge a security deposit? **YES** _____ **NO** _____
If **NO**, & 4 or more PRIME WEEKS have been checked above, **option A below applies. Proceed to line # 2.**
If **YES**, how much \$ _____ & who will inspect your property for damages and/or cleanliness between rentals? **YOU** _____ or Name & Cell # of your representative _____, or Stanton Realty _____
If **YES**, & **YOU** or the representative above inspects &/or cleans between rentals, **option B below applies.**
If **YES**, & **STANTON REALTY** is responsible to inspect and clean between rentals, **option C below applies.**
- Do you want Stanton Realty to send someone to CLEAN your house between rentals?
YES _____ **NO** _____. If **YES**, **YOU** will be charged a fee **CALL FOR QUOTE** and **option A below applies.**
If **NO**, **YOU** or a representative **WILL BE RESPONSIBLE** to inspect your house for damages and/or cleanliness between rentals, and **NO** flat rate will be charged. Will it be You _____, or Name & contact # of your representative _____, and **option A below applies.**
- If your rental property is not in the Misquamicut Fire District, who picks up your trash?
_____ What days? _____ **twice a week pick up necessary in season**
- If you have your own plumber, propane gas co. or repairman, please indicate names & tel. #'s below
Plumber _____ Maintenance Person _____
Propane Co. _____ Other _____

PLEASE INITIAL THE APPLICABLE PERCENTAGE OPTION

- A. Standard commission** (With no security charge required, and a minimum of 4 PRIME WEEKS are committed to STANTON REALTY for rental) Please initial here. **10%** _____
- B. A security deposit is charged** (& owner or his representative inspect) Please initial here. **13%** _____
- C. A security deposit is charged** (& Stanton Realty inspects & cleans at no extra cost to you), or less than 4 prime weeks have been check above. Please initial here. **15%** _____

I agree to give **STANTON REALTY** permission to use discretion on problems requiring **IMMEDIATE** attention at my expense. I further agree **NOT** to rent time periods checked above **WITHOUT** first checking with **STANTON REALTY.**

I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS STATED ABOVE.

*****The rent checks will be distributed Bi Weekly _____ Monthly _____ or Specify Otherwise _____**

Owner(s) _____

Date _____

PROPERTY STATISTICS FOR WEBSITE. PLEASE COMPLETE THOROUGHLY
IF INFO SAME AS IN 2017, YOU MAY WRITE "SAME" TOP OF THE PAGE & SIGN BELOW

PROPERTY NAME & ADDRESS _____

PLEASE COMPLETE INFO ON EVERY BEDROOM THAT APPLIES TO YOUR PROPERTY

BEDROOMS #KINGS #QUEENS #DOUBLES #TWINS #BUNKS FLOOR LEVEL (1st, 2nd, 3rd)

Bedroom 1	_____	_____	_____	_____	_____	_____
Bedroom 2	_____	_____	_____	_____	_____	_____
Bedroom 3	_____	_____	_____	_____	_____	_____
Bedroom 4	_____	_____	_____	_____	_____	_____
Bedroom 5	_____	_____	_____	_____	_____	_____
Bedroom 6	_____	_____	_____	_____	_____	_____

Does your cottage have any additional sleeping area?(s) _____ Describe(i.e.loft,sunporch,living room)_____

Bed types as above. _____

MAXIMUM NUMBER OF OVERNIGHT OCCUPANTS ALLOWED _____

MAXIMUM NUMBER OF OVERNIGHT VEHICLES ALLOWED _____

BATHROOMS TUB SHOWER JACUZZI ½ BATH FLOOR LEVEL (1st, 2nd, 3rd)

Bathroom 1	_____	_____	_____	_____	_____
Bathroom 2	_____	_____	_____	_____	_____
Bathroom 3	_____	_____	_____	_____	_____

Does your property have an outside shower? _____ (Recommended) Is it enclosed? _____

****= (REQUIRED) Also required: Bed pillows, Bedspreads, Cookware, Utensils, Dishes, Glassware & Eating Utensils for # of people the property accommodates.**

OTHER AMENITIES: PLEASE CHECK ALL AMENITIES LISTED BELOW THAT APPLY

**Stove: Gas _____ Elect _____ Dishwasher _____ **Fridge: Average _____ Small _____

Washer _____ Dryer _____ **Microwave _____ Phone & # _____

**Grill: Gas _____ Charcoal _____ **Picnic Table _____ Deck _____ Patio _____

Enclosed _____ Open Porch _____ Clothesline _____ Pets Allowed _____

**Toaster _____ Toaster Oven _____ **Coffeemaker _____ Blender _____

**Cable _____ Antenna _____ Dish _____ **Television _____ DVD _____ INTERNET _____

****Wireless Network Name & Code _____,if applicable?**

Ceiling _____ Portable Fans _____ Window Air Conditioning _____ Central Air Conditioner _____

**Smoke Detector _____ **Vacuum _____ **Mop _____ **Broom _____ Iron _____ Iron Board _____

DO YOU WISH STANTON REALTY TO PURCHASE YOUR BEACH PASS? YES _____ NO _____
IF YOUR PROPERTY IS MORE THAN 2 BLOCKS FROM A BEACH, A PASS IS RECOMMENDED.

Signature(s) _____ Date _____