



## Short Term Lease Agreement and Deposit Receipt

Received From: \_\_\_\_\_

The sum of: \_\_\_\_\_

\$ \_\_\_\_\_ security deposit and \$75 reservation fee as evidenced by check # \_\_\_\_\_ as a security deposit and any applicable reservation fees. Upon acceptance of this Agreement, the Owner of the premises will apply this amount toward the security deposit and reservation fees with additional charges due as follows:

Rent from \_\_\_\_ / \_\_\_\_ / \_\_\_\_ to \_\_\_\_ / \_\_\_\_ / \_\_\_\_ : \$ \_\_\_\_\_.

NH Rooms & Meals Tax:

Security deposit:

Other:

Total cost of lease:

Balance due: = \$ \_\_\_\_\_

**All amounts shown above are due and payable 30 days in advance of rental.**

**Security Deposit:** A security deposit of \_\_\_\_\_ must be paid on all rentals. Your security deposit covers damage, extra cleaning, stained carpets, missing items and excessive trash which is attributed to your stay dates as well as any long distance phone charges which may be billed to the owner during your stay. Your security deposit will be returned to you within 14 days of checkout. If there are additional telephone charges, these will be billed to you and you agree to pay them upon demand when a copy of the telephone bill is presented, or, at the option of the owner, security deposits will be held until the telephone bill for that period has been received. Lessor acknowledges receipt of security deposit as shown above. This deposit shall be used to reimburse the Lessor for any damages to his unit during the rental period and shall be returned to the Lessee within 30 days after satisfactory inspection of the premises as required by NH RSA 540-A:7

This lease, made this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ between: \_\_\_\_\_ (Lessor)  
and \_\_\_\_\_ (Lessee)

**No subletting is permitted. Pets and smoking are not allowed in the rental unit. Please be aware that owner's insurance does not cover tenant's possessions. Renter's insurance is recommended to cover personal possessions.**

**Agreement to lease:** Lessor does hereby lease to Lessee and Lessee does hereby lease from Lessor, those certain premises with appurtenances, hereinafter described as premises, situated in the Town of \_\_\_\_\_, County of \_\_\_\_\_, State of New Hampshire, and described as follows: unit # \_\_\_\_\_, a \_\_\_\_\_ bedroom, \_\_\_\_\_ bathroom, fully furnished unit which sleeps \_\_\_\_\_.

**Rights and Privileges** essential to the Lessee's intended use of the premises including parking, use of the furnishings and appliances within the premises and all privileges as described within the association by laws. The general condition of the premises is in good condition and will be in same condition upon expiration of the lease. Lessee is obligated to maintain and replace any personal property of Lessor if damaged or destroyed. Tenant acknowledges that they are not solely relying on the representation of the property and received right to inspect the property prior to signing the lease. Lease includes standard cleaning, any extra cleaning (beyond normal wear and tear) shall be the responsibility of Lessee.

**Duration of Lease:** The term of this lease shall be as follows:

Beginning after 3pm on \_\_\_\_\_ and ending by 10am on \_\_\_\_\_.

Please call a day or two before arrival to arrange key pickup ask for \_\_\_\_\_.

**Cancellation:** Our cancellation policy is as follows:

- The \$75.00 reservation fee is non-refundable.
- Written notice of cancellation 61-90 days prior to occupancy date: full refund less \$75 service fee. \*
- Written notice of cancellation 31-60 days prior to occupancy date 50% refund less \$75 service fee. \*
- Written notice of cancellation less than 30 days prior to occupancy date: No refund will be given unless we are able to re-rent the unit.

If COLDWELL BANKER Old Mill Properties is able to fill your vacancy, however, a full refund will be made, subject to the \$75 service fee.\*

\*Amounts are based on the 50% rent required 60 days in advance of rental. \$75 fee will be deducted from your security deposit in the event of a 61-90 day cancellation

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

By: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Property Management Specialist

Please make all checks payable to: COLDWELL BANKER Old Mill Properties

Please mail to: 86 Summer Street  
Bristol, NH 03222  
Attn: Jim Spanos  
Jon Burbank  
Randy Colby