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Rental ID: 285

**L E A S E**  
Saturday, February 16, 2008

393 Main Street  
Chatham, MA 02633  
PHN (508) 945-4780  
FAX (508) 945-4566

BY: Jim or Mary Smith of: 180 Oak Street, Chatham, MA 02633, hereafter called LANDLORD; AND: Bill Or Sue Jones of: 155 Windemere Place, Easton, TN 67754, hereafter called TENANT.

Witnesseth that the LANDLORD leased to the TENANT the premises located at 3450 Main Street, Chatham, MA 02633. This lease shall begin at 3:00 PM on August 2, 2008 and end at 10:00 AM on August 9, 2008. And for such term that the TENANT agrees to pay \$2,500.00, which includes utilities, such as gas, electric, and trash removal. TELEPHONE CALLS ARE NOT INCLUDED.

**SUMMARY OF PAYMENTS**

RENTAL, INITIAL DEPOSIT .....	\$1,250.00	Due March 7, 2008
2nd Payment .....	\$1,250.00	Due July 3, 2008
Security Deposit .....	\$500.00	Due July 3, 2008
Cleaning & Administrative Fee .....	\$160.00	Due July 3, 2008
TOTAL .....	\$3,160.00	

Any liability/damage/additional cleaning fee claimed (if any) shall not be limited to amount of deposit. LANDLORD/BROKER must submit an itemized list of any liability/damage caused by TENANT and return Security Deposit, less damages, within 45 days of termination of tenancy.

**THE PARTIES HERETO, IN CONSIDERATION OF THESE PRESENTS, AGREE:**

1. That no more than 7 persons will occupy the leased premises.
2. That no animals, of any description, will be kept in or on premises.
3. The TENANT will be responsible for all damage or breakage and/or loss to the premises, except normal wear and tear and unavoidable casualty which may result from occupancy.
4. The TENANT will leave the premises in the same general and good and habitable condition as he/she found same.
5. The TENANT will supply the TENANT'S own linens, towels and extra blankets.
6. If the TENANT cancels reservation, TENANT is responsible for payment of any part of rental period not re-rented by OWNER or BROKER .
7. The TENANT must return ALL KEYS to business office PRIOR to departure. KEYS ARE NOT TO BE LOCKED IN THE HOUSE.
8. The TENANT may not lease or sublease or permit any other persons to occupy premises except with prior approval of LANDLORD.
9. The LANDLORD agrees to pay a BROKER'S FEE of 15.00% of the amount received to Chatham Village Realty. In the event of a subsequent rental to TENANT, the LANDLORD agrees to pay a BROKER'S FEE of 15.00% upon receipt of the stated rental payment from any subsequent rental to the TENANT.
10. The TENANT agrees to allow the LANDLORD or his/her AGENT to enter and view the premises with proper notification.
11. There shall be no smoking of any kind within the dwelling.
12. In the event of subsequent sale of said premises to the TENANT by the LANDLORD within twelve months, a broker's fee of six percent (6%) shall be paid by the LANDLORD to Chatham Village Realty.
13. The TENANT may choose to delay final payment until check-in, in which case payment must be made by bank or cashier's check, money order, traveler's check or cash.
14. The TENANT acknowledges that the Cleaning Fee of \$160.00 is non-refundable. If additional cleaning is required, additional fees may be deducted from Security Deposit.
15. The TENANT acknowledges that in the event of cancellation, TENANT is responsible for all remaining payments due on lease. If Chatham Village Realty is able to re-rent the property for the same time period the deposit will be refunded less a fee of \$250.00.
16. The TENANT acknowledges review and acceptance of Chatham Village Realty Rental policies found at [chathamvillagerealty.com](http://chathamvillagerealty.com).

LANDLORD  
487 Jim or Mary Smith

TENANT  
2071 Bill Or Sue Jones