

***Lease Agreement for Eastlake Victorian***  
*“The Spencer House”*  
*Thompson PA. 18465*

Date of lease \_\_\_\_\_, 20\_\_

Between Lessor, Alfred J Finocchiaro 609-448-7198  
173 Applegarth Road 609-448-7653  
Monroe Township, NJ 08831 Fax 609-443-4479  
E-mail alsauction@aol.com

And Lessee:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, St \_\_\_\_\_  
Telephone \_\_\_\_\_  
E-Mail \_\_\_\_\_

1. The term of this lease is for \_\_\_\_\_ nights, from noon \_\_\_\_\_, to noon \_\_\_\_\_. Check in at noon, check out by noon.
2. Number of guests in LESSEE’s party. (Everybody)\_\_\_\_\_.
3. Payment amount for the rental period described in number 1 is \_\_\_\_\_.
4. A security deposit of \$500 is required. The security deposit will be returned upon favorable inspection of the premises.
5. An advance payment of 50% of the total lease amount is due at the time of signing the lease, balance of lease payment plus the security deposit is due 21 days prior to the beginning of the lease date. If you are making reservations less than 21 days prior to your arrival we require payment in full at time of reservation.  
**Payment must be made by certified check.**
6. No smoking will be allowed in the premises. No pets are allowed.
7. Locked areas such as the owner’s personal storage areas are exempt from this lease and are off limits to the LESSEE. Entry into these areas is forbidden.

8. **USE OF MICROWAVE:** The LESSEE will not use any gold trim or metal trim dinnerware in microwave. No metal items shall be used in the microwave. There is gold trimmed china in the house for your use it can not go into the microwave oven.

9. The TV, VCR, stereo, grill and small appliances are “extras” and are supplied at no extra charge as a convenience. In the event of malfunctions the lessor will make every effort to make timely repair. LESSEE agrees that there will be no refund for such malfunctions. Any malfunctions or breakdowns of such appliances shall be reported to the LESSOR as soon as possible.

10. All major and minor kitchen appliances are provided as well as dinnerware. No cleaning service is provided during your stay. The house and property is to be left in a tidy state. Dishes and cooking utensils should be returned to their proper place. It is acceptable to have a final load clean in the dishwasher.

11. The LESSEE shall not hold the LESSOR responsible for any personal or physical injuries while they are in or on the premises.

12. LESSEE assumes all responsibility for any and all damages to the property caused by negligence, carelessness and or vandalism by the LESSEE, the LESSEE'S party and all guests of the lessee. LESSEE assumes all costs of repairs due to such behavior.

13. No subletting. This agreement is between LESSOR and LESSEE'S immediate party. No add ons will be tolerated.

14. **Cancellations:** If you must cancel your confirmed reservation within one week of your rental date, regardless of reason (including bad weather, illness, or economic factors) **you will forfeit your advance rent.** If you cancel within two weeks of your rental date, you will forfeit your security deposit. If you cancel any time prior to the two weeks within your rental date will we make every effort to reschedule your stay.

15. Linens and towels are provided for you use. Hang all wet towels & clothes from towel bars or on tub. Do not leave wet items on wood floors.

16. All personal items such as shampoo and soap must be provided by the LESSEE.

17. All items including food that are brought to the house by the LESSEE must be removed by the LESSEE when he leaves.

18. All items belonging to the house are there for your use and enjoyment and must remain with the house when you leave.

19. All long distance calls must be made on a prepaid calling card or made collect. Although cell phones work in most areas surrounding the town of Thompson there is no cell service in town. Calling cards may be purchased locally. To receive calls at the Spencer House the number is 570-727-4945.

By signing this contract my party and myself agree to all of the terms of this contract.

LESSEE \_\_\_\_\_ DATE \_\_\_\_\_

LESSOR \_\_\_\_\_ DATE \_\_\_\_\_

Costs: \$650 per night (holidays \$750) plus \$500 security

Cost of rental includes all fees.