

# Weekly Rental Lease

**Owner**

Mark & Martha Dieter  
86 Hiddenwood Dr  
Rochester, NY 14616-1625  
585-723-0227 - info@mdco.net

**Rental Property**

4942 Adams Rd  
Canandaigua, NY 14424

**Renter**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Arrival date: \_\_\_\_\_ Check-in time: 2:00 pm

Departure date: \_\_\_\_\_ Check-out time: 10:00 am

Number of week(s): \_\_\_\_\_ at \$2300 per week. A week is Saturday to Saturday.

<b>Payment</b>	<b>Amount</b>	<b>Due</b>
First payment	\$1150 per week	within 5 days of acceptance (not refundable)
Security deposit	\$500	June 1, or 30 days prior to arrival, whichever is first
Final payment	\$1150 per week	June 1, or 30 days prior to arrival, whichever is first

**Cancellation/Refund**

If this lease and the above payments are not received by the specified dates, this lease shall be considered null and void, and the first payment shall be forfeit. The security deposit shall not be returned until the premises have been inspected following the renter's departure (usually within 1 week). If any conditions have been violated or excessive cleanup or repair of the property is required, that amount will be deducted from the security deposit at the owner's discretion. Final payment will not be refunded if cancellation occurs within two weeks of arrival date.

**Conditions**

- The premises are to be left in the same order and cleanliness as found.
- Overnight guests are limited to 8 persons. Daytime visitors limited to 8 additional people, unless prior approval has been obtained from the owners.
- A maximum of 4 cars and 1 boat trailer are allowed.
- No smoking. No pets.
- The fireplace is not to be used.
- No phone service provided.
- Noise shall not disrupt the neighbors between the hours of 11:00pm and 8:00am.
- Entrance to, and exit from the property shall be made using only the South Adams Rd section.
- Yard usage must be limited to the property boundaries.
- Owner may inspect the premises at any time.
- Keys are to be returned upon departure.

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Renter: \_\_\_\_\_

Date: \_\_\_\_\_

# Additional Information

## Included with the property

We try to provide a fully stocked house to minimize what you need to bring. There should be plenty of porch and lawn furniture. The kitchen should have most everything you need to cook, bake or prepare and serve meals.

- a) One set of sheets / blanket / comforter / pillow cases and pillows will be provided for each bed. Each bed also has a mattress pad.
- b) One bath towel and wash cloth will be provided for each overnight guest.
- c) Full kitchen utensils, cookware and dinner service.
- d) Stove, refrigerator, dishwasher, microwave, coffee maker, blender, toaster, mixer, blender
- e) Clothes washer, dryer, iron and ironing board
- f) Hair dryer
- g) Clock radios
- h) Two TVs one with DVD/VCR
- i) Gas grill and grill utensils
- j) Porch furniture
- k) Vacuum cleaner, dust buster
- l) Central air
- m) Dock
- n) Large enclosed porch
- o) Large wooden deck overlooking the water
- p) High-speed internet (wired)

## Property condition when leaving

Hey you're on vacation, don't work too hard, but just like when you were a kid, pick up your messes.

- a) The property should be left in the same order and general cleanliness as it was found.
- b) You do NOT need to wash linens and towels. Feel free to leave the beds unmade upon leaving.
- c) Floors should be "broom clean". You don't have to wash the floors.
- d) Microwave, stove, and refrigerator should not have any messes.

## Misc

Answers to the most common questions.

- a) We stopped phone service. We found most folks use their cell phones anyway.
- b) If we cannot meet you upon arrival, keys will be left for you.
- c) There are garbage cans in an enclosure near the front stairs. We pick up the trash on Saturday. Large garbage bags are provided. Please use them. If you want to keep your glass, cans and newspapers separate we will recycle them.
- d) If you use the A/C please close the windows.
- e) The lake is shallow (2-4 feet) for a at least 100 yards out from shore. The bottom is sandy / silty. I always recommend water shoes for bathers.
- f) The internet cable is behind the couch near the dishwasher.