Benton Cove Cabins

2027 RENTAL AGREEMENT

Please print, complete and mail with your deposit check

Property rented: ____X___ "Leeway" (log cabin) 189 Ray Hubbard Rd., E. Otis, MA 01029

Tenant Information: E-mail address(s): _____

Names: _____

Home Address: _____ Place of Employment: _____

City: _____ Work Phone: _____

State & Zip: _____ Driver's License #: _____

Home Phone: _____ Cell Phone: _____

Cabin to be occupied from: ____/____/2027 to ____/____/2027

Arrival and departure days of the week: _____ to _____

Check in time is after 3:00 p.m. Check out time is NO LATER THAN 10:00 a.m.

Rental Fee Calculation:

1. Weekly / Nightly Rental Fee: **$_____**
2. # of Weeks / Nights: _____
3. Total Rental Fee Due: **$_____**

Deposit Calculation:

4. 50% Rental Fee for Deposit: **$_____**
5. + Security Deposit: **$____200.00**
6. + Security for Pet: **$_____**
7. Total Deposit (due now): **$_____**
8. Balance of Rental Fee Due: **$_____**

(Line 3 minus line 4)

Balance of rental fee due: ___/___/2027
(Due at LEAST 4 weeks prior to your stay.)

Rules and Regulations

1. The tenant shall be considered an occupant of the premises for the dates of stated occupancy only.

2. A reservation requires full payment of the appropriate security deposit and 50% payment of rental fee. The remainder of the balance must be received **at least** four weeks prior to the stay. **All checks must be payable to "Victoria Gabriel."** Reservations made within 4 weeks of the stay must be paid in full either by personal check, cash, Zelle, cashier's check, money order, or electronic funds transfer. Venmo and PayPal are not available. Arrangements to receive the key will be made once full payment is received. The security deposit may **not** be applied to the rental fee.

3. **Fire pits and charcoal grills are NOT allowed** – there is a propane grill onsite for your use.

4. Owner will provide one set of clean linens for each bed. Tenants staying longer than one week will be responsible for laundering the linens as desired.

5. The premises are to be used as a private residence only with no sub-leasing by the renter.

6. **CHECKOUT INSTRUCTIONS:** Tenant agrees to surrender possession of said premises in as good condition as reasonable and careful use permits. Dishes should be left clean, foods should be removed, and dirty beds should be stripped and bagged in kitchen garbage bags for easy removal. The house key should be left on the living room table with all doors securely locked unless otherwise instructed. The security deposit will be refunded without interest to the tenant within 15 days of departure **provided the cabin, its contents, the grounds and all other equipment is left in the condition in which it was rented.** A fee will be charged against the entire security deposit if extra cleaning time or repair or replacement costs are incurred. **Any cleaning time in excess of four hours will be charged to the renter.**

7. The tenant will be charged for damage or theft to the property and equipment including but not limited to appliances, plumbing, sewage stoppage or windows caused by carelessness.

8. Dogs shall only be allowed with prior approval and with an **additional** security deposit of $100. **Renters should make every effort to remove pet hair from furniture and flooring as well as pet waste from all walkways before departure.** Please note: **a fee will be charged against the entire security deposit if extra cleaning time or repair or replacement costs are incurred to the cabins or the grounds by pet damage.**

9. The owner or manager shall have the right to enter and inspect any portion of the premises at all reasonable times to examine the conditions and perform such service or repair as the owner or manager may deem advisable. This clause shall not be construed to require the owner or manager to perform any services.

10. The owner or manager shall not be liable for damage to or loss of tenant's property.

11. No painting or alterations shall be made without the consent of the owner or manager.

12. No more than 6 people shall occupy the cabin during the stay.

13. **Cancellation**: If the tenant for whatever reason decides not to occupy the cottage for the rental term, then the tenant may request the owner to use reasonable efforts to re-rent the cabin. If the owner is successful in re-renting the cabin, then the owner shall return to the tenant all payments made less the cost of advertising and a $25.00 handling fee. If the owner is unable to find a suitable replacement tenant, then no payments shall be returned.

Please initial this page _____ Date _____

I hereby agree and consent to the previous rules and regulations.

Signature of tenant: _____

Date of signature: _____

Number of occupants: _____

Description of pet(s): _____

Signature of owner: _____

Date of signature: _____

Please email completed rental agreement to torigabe@outlook.com.

Reservations cannot be "held". Reservations are accepted on a first-come, first served basis upon receipt of a completed rental agreement AND proper deposit. Confirmations will be emailed to you once everything is received.

Payments may be made by personal check, money order, cashier's check, electronic funds transfer (EFT – contact Tori for instructions), Zelle (954-261-1479). Sorry, but we do not accept Venmo or PayPal. **Checks should be made payable to "Victoria Gabriel".**

If sending deposit and rental agreement via US Mail between:

- December 2026 and May 2027, please send to: Tori Gabriel, 1241 Nettles Blvd., Jensen Beach, FL 34957
- June 2027 to September 2027, please send to: Tori Gabriel, PO Box 127, East Otis, MA 01029-0127
- After September 2027, please send to: Tori Gabriel, 1241 Nettles Blvd., Jensen Beach, FL 34957

If the dates of your stay are less than 30 days from arrival, payment must be made in full by personal check, cashier's check, money order, electronic funds transfer, or Zelle. A completed rental agreement must be scanned and emailed to torigabe@outlook.com prior to arrival. Cash payment is also acceptable if someone is available to meet you upon arrival and a scanned completed agreement has been received by email prior to arrival.

Questions? Please call: **(954) 261-1479** or email: **torigabe@outlook.com**

Thank you for your interest in our little slice of paradise! www.bentoncovecabins.com