

RESERVATION DATE: IN _____ OUT _____

NAME ON RESERVATION _____

Sallie House

c/o Atchison Chamber of Commerce
200 South 10th Street
Atchison, KS 66002

The Sallie House Lease Agreement:

This lease, dated the day of _____, 2014, by and between The Sallie House, Leslie Smith, Jr., owner, and Atchison Chamber of Commerce, as Lessor and:

(NOTE: You must be 21 Years Old to lease this home)

Lessee: _____

Address: _____

City: State: Zip: _____

Email: _____

Lessee Telephone: Cell/Home: Work: _____

1. **TERM:** The term of the lease shall begin on the arrival date of: ____ / ____ / 2014 and end on the date of ____ / ____ / 2014. Number of nights: ____.

The property will be ready for occupancy no earlier than 4:00 pm (Central Time) on the arrival date and must be vacated no later than 9:00 am (Central Time) on the departure date.

2. **LOCATION:** The Sallie House address is disclosed on date of rental after signing liability waiver forms.

3. **RATES:**

\$100.00 per person up to 4 people. \$50.00 per additional person up to 6 people

\$100.00 Damage Deposit is due with reservation in the form of a check or cash.

NO PETS ALLOWED – NO SMOKING IN HOUSE

(Butts are to be disposed only in butt container located on front porch and patio)

(A clean up fee of \$100.00 will be added to card to clean up your butts from property this includes yard)

(A \$200.00 fee will be applied to card for unwelcome pets)

3a. A \$200 refundable damage deposit is due with your reservation. Your damage deposit will be returned or released within one (1) week after your departure if no damage has occurred.

3b. Balance of rental fee is due one (1) week prior to arrival.

4. **LIMITED OCCUPANCY:** Occupancy is limited to a maximum of 6 persons. If occupancy exceeds maximum limit the damage deposit and all rental fees will be forfeited and Lessees will vacate property.

Number of Adults: _____ Children (under age 18): _____

5. **DAMAGE TO PREMISES:** Lessee shall not damage the premises during the lease term, including pipes, wires, glass, plumbing, fixtures and other equipment. Lessee will leave premises in clean condition upon departure, ie. trash removed, all furniture returned to its

original location. Lessee will vacate property by 9:00 am. Failure to adhere to the above lessee may have their credit charged and/or damage deposit forfeited.

6. **NON-DISTURBANCE CLAUSE:** Lessee and their guests shall not disturb, annoy, endanger (fireworks) or inconvenience neighbors nor use the premises for any unlawful purposes. Renting this property for the purpose of celebrating an event or allowing people on the property in excess of the occupancy limits of **six (6)** people for any reason without the express written consent of the Lessor is not permitted. Violations of this policy may result in immediate eviction from the property with no refund of any rental charges. Lessee must obey City of Atchison noise ordinance - 10pm Quiet

7. **CARE OF PREMISES:** Lessee will maintain the premises in good order and appearance including keeping the premises free of trash and garbage. Reasonable wear and tear is the only exceptions to damage to the premises.

8. **INDEMNITY CLAUSE:** Lessee agrees to INDEMNIFY and hold agent and/or property owner harmless for any and all claims including those of third parties, arising out of or in any way related to Lessee use of the property or the items of personal property. Lessee assumes all risk of injury or other losses relating to any recreational activities and will hold owner and its agents harmless with respect thereto.

9. **ACCESS TO PREMISES:** Lessee may not let, sublet or assign this lease for all or any part of the premises without prior consent of the Lessor.

10. **CANCELLATION CLAUSE:** In the event of cancellation a refund of the rental fees will be made only to the extent that a replacement tenant can be found to occupy the vacated time reserved under this contract minus \$100 processing fee.

11. **PARKING:** Limited to **3 cars** and is located on street in front of property.

12. **SMOKING POLICY:** Smoking is not permitted inside the rental property. If there is evidence of smoking lessee will be charged a \$100.00 Ionization fee.

13. Lessee agrees if the above conditions and limitations set forth herein are not met, Lessor and/or agent shall have the right to cancel this agreement and may enter the property, either by statutory proceedings or by force, to inspect the property and ensure that renter has vacated property. All monies paid by Lessee shall be forfeited as liquidated damages.

14. **RIGHT OF ENTRY.** LESSEE agrees that the LESSOR or her AGENT shall have the right to enter into or upon the premises, or any part thereof, in an emergency or for the purpose of examining the same or making repairs or alterations as may be necessary for the preservation thereof.

Lessee by signing this lease you agree that you will comply with the terms of this lease and each assumes the responsibility for the obligations set forth herein.

Lessee Signature _____ Date: _____

Maximum Occupancy & Parking Capacity:

- The Maximum Occupancy is 6
- Absolutely No House Parties!
- And No Kegs!
- House Parties are strictly forbidden and overcrowding is not permitted.
- On Street Parking located in front of The Sallie House.

The Sallie House is a two-story home. All bedrooms and full bath are located on second story of the home.