

**GREEN LIGHT CONSULTING DBA
TOWER GROUP BROKERAGE INC.**

27 SAND CT, STATEN ISLAND, NY 10305
TEL (718) 727-6200 FAX (718) 727-2827

RENTAL AGREEMENT

PLEASE INITIAL EACH STATEMENT

Landlord: Marina Berkovich Mobile # (347) 620-8593, business phone, fax and address above

Premises address: 27 Sand Ct, Staten Island, NY 10305 in 2 family owner occupied private home

Tenant's name _____

Home address _____

Contact tel # _____

Dates of Stay _____

Number of people _____

Cost of stay _____ BY CASH ONLY AT CHECK IN

Parking _____

Security deposit paid at BOOKING by PayPal, refundable at check out via PayPal

HOUSE RULES

PLEASE INITIAL EACH STATEMENT

1. Check in time 3 p.m-10 p.m. (15:00-22:00), check out time – by 11 a.m.
2. All guests must be either 21+ or accompanied by parents/guardians.
3. No illegal activities on premises in compliance with federal and local laws.
- 4 . No smoking on premises.
5. No pets.

- 6 . No jumping & running inside the apartment with respect to the neighbors in the other apartment.
7. All windows must be closed when you are not home.
8. No noise between 11 p.m. (23:00) & 8 a.m.
9. Keep windows closed when heat or central AC is on.
10. Central AC can be used only when outside temperature is above 72F (20 C). When it's below 72F please open the windows and enjoy fresh air.
11. Do not set up central AC below 68F (18C) – it will result in outside unit pipe freezing and can break the system.
12. \$50/occurrence will be charged from security deposit for non-compliance with rules 9-11.
13. No laundry use included. Nearest laundromat is around the corner from house, next to the supermarket.
14. Owner provides linen, plenty of towels, INITIAL supply of toilet paper and hand soap. All additional supply if needed should be purchased by the guest. Wash clothes, tooth brushes and paste as well as other items of personal hygiene are not provided.
15. Children under 16 cannot be unsupervised at any time, day or night.
16. Check in between 10 p.m. (22:00) & 8 a.m. is a subject of additional late arrival fee (\$100 for check in between 10 p.m. (22:00) and midnight and 6 to 8 a.m., \$200 between midnight and 6 a.m.) Late arrival fee will be waived in case of flight delay.
17. Exact arrival information including arrival airport, flight number, airline name and arrival time must be provided no later than 1 week before check in. If it's a road trip please provide approximate arrival time and text or call me about 1 hour before your arrival.
18. Guests must comply with the local recycling rules and follow check out instructions provided.
19. Guests should respect owner's privacy. Unless it's an emergency for any questions please DO NOT RING OR KNOCK AT OWNER'S DOOR in the basement and call between 10 a.m. & 10 p.m. (22:00) or email 24/7. Free local telephone and wi-fi provided. Of course in case of any emergency please call 24/7.
20. Owner respects guests' privacy and will enter your apartment only :
 - If you need help or advise and ask her to come
 - For any repair or maintenance – with prior notice

-In case of violation of any of the house rules, if she needs to protect her property, prevent equipment misuse, complaints from the neighbors – at any time

21. IDs (valid US driver's license / US or foreign passport) is required for each guest 16 y.o. and older at check in.

22. No overnight visitors are allowed (between 11 p.m. & 8 a.m.) without owner's permission, additional payment if required and copy of visitors' IDs must be provided.

23. No unauthorized vehicles allowed at the owner's parking lot. Any unauthorized vehicle will be towed away at vehicle owner's expense without any prior notice. If you have parking included in your contract and are replacing a car you have to inform property owner about new replacement vehicle.

24. Tenant has to comply with cancellation policy and check out instructions attached.

I accept all rules above and guarantee to inform about them all my travel partners and visitors, if any.

X_____

Date_____