

**APPALACHIAN TRAIL TOWN INN (ATTI LLC)
VACATION RENTAL AGREEMENT**

THIS IS A VACATION RENTAL AGREEMENT. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY, OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND INTENT TO USE THE PROPERTY FOR A VACATION RENTAL

Mailing Address: ATTI LLC c/o Mr. Scott Paterson
2225 Garrity Road, St. Leonard, MD 20685-2423
Phone: 301-855-1500 Fax 410-257-0100
P3broker@hotmail.com

Guest Name(s) Address, Phone #, E-Mail, and Vehicle Tag #:

Check-In Day @ 3:00 PM: -----/-----/-----

Check-Out Day @ 11:00 AM: -----/-----/-----

Rent Amount: -----

Min. Stay Exception Fee: -----

Linen Service Fee: -----

Misc. Fee: -----

Total: -----

Total Monies Due Now to Secure above Reservation:
(Separate Checks Please)

Security Deposit: -----

Total # of Guests: -----

+

½ Advance Rent Payment: -----

In consideration of the monies recited and the mutual obligations contained herein, the Owner does hereby lease and rent to Tenant that certain Property described above, under the following terms and conditions. We lease without respect to race, color, religion, sex, national origin, handicap, or familial status of any tenant.

1. Reservation and Payment Requirements: Once a reservation request is received by ATTI LLC, Tenant must forward a signed vacation rental agreement and ½ advance rent payment along with security deposit within 7 days after the reservation request. A final payment is due @ check-in. Unless the agreement and all required payments are received by ATTI when due the reservation may be cancelled without further notice and subject to the terms of paragraph 5.

2. Payment method. Payment can be made to ATTI in US funds by cash, travelers check, money order, cashier's check, certified check, personal check. A \$25.00 service fee will be charged for all returned checks.

3. Tenant Damage and Security Deposit: The security deposit is used by ATTI for actual property damage or other expenses caused by Tenant. This deposit will be accounted for and refunded (less any allowable deduction) within 30 days of your departure. Tenant promises to reimburse ATTI for all damages to ATTI property caused by Tenant or his guests and not covered by the security deposit. Tenant shall also be responsible to ATTI for attorney fees and other costs necessary to collect for such damages as allowed by law.

4. Trust Deposits: All payments made by Tenant will be deposited in an interest bearing trust account at Bank of America, Prince Frederick, MD. All interest received from said account accruing to ATTI LLC.

5. Cancellations: If a reservation is cancelled and not re-rented for the cancelled period, all advance payment, except the Security Deposit, will be forfeited by Tenant. All cancellation requests must be in writing. If no writing is received and Tenant does not arrive during the rental period the reservation will be considered to have been cancelled and not re-rented. If the property is re-rented for the contract amount all money will be refunded, and a \$75.00 cancellation fee will be charged. If the property is re-rented for less than the contract amount, the refund will be further reduced by the difference between the contract amount and the amount actually received. Transfers made from one week to another available week are allowed without forfeiture subject to approval of ATTI.

6. Maximum Occupancy: Tenant should not permit the property to be occupied beyond maximum occupancy. Violation of this prohibition will result in eviction and forfeiture of all monies paid. The hosting of parties in the home, on decks, or anywhere else on the property beyond the maximum is a violation of this lease. No RV's or campers may be parked on the Property for the purpose of extra sleeping capacity.

7. Indemnification and Hold Harmless: Right of Entry; Assignment: Tenant agrees to indemnify and hold Owners harmless to the extent allowed by law from and against any liability for personal injury or property damage sustained by any persons (including Tenants' guests).

8. Competency: All parties to this Agreement verify that they are of legal age and/or otherwise competent to enter into this Agreement.

Tenant(s) Signature

Date