

Sanjay Kapoor  
West Mountain House  
160 Northwest Road  
Queensbury, NY 12804

This lease, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between Sanjay Kapoor  
(hereafter called Lessor) and:

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

(hereafter called Lessee) shall commence \_\_\_\_\_ at 3:00 PM

And end \_\_\_\_\_ at 11:00 AM.

The Lessee agrees to pay \$\_\_\_\_\_ rent and a security deposit in the  
amount of \$\_\_\_\_\_ 30 days prior to occupying the premises.

The Lessor agrees to give the Lessee the premises described in good and habitable  
condition.

The parties further agree as follows:

1. No more than eight persons will occupy the premises at any time.
2. No pets of any description will be allowed on the premises.
3. Lessee will be responsible for all damage or breakage.
4. No more than three vehicles will be parked on the property.
5. ABSOLUTELY NO SMOKING ALLOWED-A \$500.00 cleanup fee will be assessed if the smell of tobacco smoke is detected inside the house.
6. On the final day of the lease, the Lessee and Lessor agree to have a mutual inspection both inside and outside the house to determine if any damage has occurred during occupancy by the Lessee.
7. Check-in at 3pm, Checkout is 11 AM
8. All reservations require an advance deposit of half the basic rental amount within two weeks from the date the reservation is made. Final payment is due 30 days prior to arrival. Personal checks are accepted if received 30 days prior to arrival. A \$75.00 SERVICE FEE WILL BE APPLIED TO ALL RETURNED CHECKS. Security deposit is 50% of the total bill and is due upon arrival in liquid funds (this may be included in the advance deposit subject to the same terms. The security deposit will be mailed back to you in the form of a certified check after two days or upon inspection of the property after your departure, whichever comes first.
9. Confirmed reservations are not transferable to another individual. The agreement may not be assigned or sub-leased to another party. If you cancel your confirmed reservation 30 days prior and or have paid in full and the house is not re-rented, you will forfeit half of the rental fee. No refunds or cancellations within 30 days, all monies will be forfeited. In either instance, if the house is re-rented, all money paid will be refunded.
10. Aside from normal wear and tear, you will be held responsible for the property and its contents during your stay. This home was designed for peaceful family use only. If a house party develops, the Lessor reserves the right to evict any and all occupants immediately, and without refund. From time to time, it may be necessary for the lessor to enter the property during reasonable hours for any purpose related to the repair, care, or maintenance of the property.