

RESERVATION DATE: IN \_\_\_\_\_ OUT \_\_\_\_\_  
NAME ON RESERVATION \_\_\_\_\_

## Sallie House

c/o Atchison Area Chamber of Commerce  
200 S. 10<sup>th</sup> Street  
Atchison, KS 66002

### The Sallie House Lease Agreement:

This lease, dated the day of \_\_\_\_\_, by and between The Sallie House owners, Leslie Smith Jr. and Jeffrey Smith and the Atchison Area Chamber of Commerce, as Lessor and:

Lessee: \_\_\_\_\_

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

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

Email: \_\_\_\_\_

Lessee phone: \_\_\_\_\_

**1. TERM:** The term of the lease shall begin on the arrival date of \_\_\_\_\_ and end on the date of \_\_\_\_\_.

The property will be ready for occupancy no earlier than 3:00pm (Central Time) on the arrival date and must be vacated no later than 9:00am (Central Time) on the departure date.

**2. LOCATION:** The Sallie House address will be disclosed on the date of rental.

#### **3. RATES:**

November through August: \$125.00 per person, up to 10 people.

September through October: \$150 per person, up to 10 people

3a. There is a \$250 minimum charge, regardless of the number of people.

3b. The entire rental fee is due upfront when making a reservation

**4. LIMITED OCCUPANCY:** Occupancy is limited to a maximum of **10** persons. If occupancy exceeds maximum limit the deposit and all rental fees will be forfeited and lessees will vacate property.

Number of Adults: \_\_\_\_\_

**5. DAMAGE TO PREMISES:** Lessee shall not damage the premises during the lease term, including but not limited to pipes, wires, glass, plumbing, fixtures and other equipment. Lessee will leave premises in clean condition upon departure, i.e. trash removed to receptacle provided, and all furniture and items returned to original locations. Lessee will vacate property by 9am the morning following the overnight stay. Failure to adhere to the above, lessee may have their credit card charged or be liable for cost associated with damages.

**6. NON-DISTURBANCE CLAUSE:** Lessee and their guests shall not disturb, annoy, endanger ( i.e. 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 limit of **ten (10)** 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 the City of Atchison noise ordinance of all quiet, which goes into effect at 10pm.

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 exception to damage of 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 anyway related to lessee's 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 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:** Cancellations made at least two weeks prior to the date of the reservation will be refunded, minus a cancellation fee of \$125. Cancellations made less than two weeks prior to the date of the reservation are entirely non-refundable.

11. **PARKING:** Limited to **3 cars** and is located on the street in front of the 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. **RIGHT OF ENTRY.** LESSEE agrees that the LESSOR or his/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 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 the property. All monies paid by lessee shall be forfeited as liquidated damages.

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 of the house is 10 persons;  
House parties are strictly forbidden and overcrowding is not permitted;  
On street parking is located in front of the Sallie House and is limited to **3 cars**.  
(NOTE: You must be 18 years of age to lease this home)

**\*\*\*Lessee must bring their own toiletries. Beds in the house are not for use. Lessee must bring their own sleeping bag or air mattress. There is no hot water or Wifi in the house.**