

Rental Agreement

Landlord: Haus Montanara Partnership, agents Marcus & Emily Bryner

Tenant(s): _____

Contact information:

Address: _____

City/State/Zip: _____ Country: _____

Phone: _____

1. The landlord shall grant the tenant residential use of the top floor east or west apartment in Haus Montanara, Greich, Switzerland, consisting of a living/dining room with 2 fold-down beds and kitchen facilities, 1 bedroom and 1 bathroom with shower.

2. Arrival Date: _____ Departure date: _____ Nights: _____

Base price: _____

Refundable cleaning deposit: \$150 per apartment

Agreed total price (excluding taxes): _____

(Note: There is also a small resort tax of 1.50 Swiss Francs/person/night. It is payable to the tourist office at the top of the cable car sometime during your stay.)

3. Payment shall be by personal check (with adequate time for check to clear), cashier's cheque, or online payment via PayPal (instant transfer only) to business@docbryner.com. Reservation confirmed upon receipt of 50% payment. Balance due by date of arrival.

4. Heating, lighting, electricity, bedding, towels, and basic kitchen utensils are included in the base rental price. The tenant may also use the house's laundry facilities in the basement free of charge.

5. The tenant shall keep the apartment clean -- daily maid service is not provided. Routine cleaning and linen laundering after checkout is included in the apartment base price. Unfortunately, due to some very messy and disrespectful recent renters, we now require a \$150 cleaning deposit per apartment. This will be returned with your receipt after satisfactory checkout.

6. The tenant shall treat the apartment and its contents with care. Damaged items must be reported to the landlord immediately and paid for accordingly. Missing items will be charged to the tenant in full. Nails must not be hammered into the walls.

7. If the tenant cannot take the vacation as planned, he must notify the landlord as soon as possible. For cancellations within 1 month of projected rental start-date, he/she is still responsible for paying the rent unless another tenant can be found for the rental period in question. If the tenant curtails his vacation, the rent for the whole rental period (paragraph 2) is nevertheless still payable.

8. The tenant shall observe the house rules, especially no smoking and no pets.

9. Special Agreements: _____

Signed & dated:

Tenant

Landlord