

Crop and Craft Cottage Rental Agreement

This residential rental agreement (“Lease”) is entered into by and between Toyon Espeut (“Landlord”) and _____ referred to as “Hostess” throughout this Agreement. The Hostess is the coordinator and main contact for the group.

RENTAL DATES _____.

Landlord agrees to rent the home at _____ to the Hostess and up to nine additional adult women for the purpose of crafting.

RENTAL TERM

Weekend Rentals:

Begin Thursday at 3:00pm EST and end Sunday at 3:00pm EST.

RENTAL FEE

The rental fee is a flat fee regardless of the number of people attending. The Hostess is responsible for ensuring that all attendees understand the fee structure.

Weekend Rentals:

- \$1,700 for up to 7 people for a 3-night rental (Typically Thursday, Friday, and Saturday nights)
- \$2,000 for 8-10 people for a 3-night rental (Typically Thursday, Friday, and Saturday nights)
- Additional nights may be available for an additional fee of \$300 daily based on availability.
- Early arrivals (9am EST) are available for an additional fee of \$150, but must be requested in advance to ensure the home is clean upon your arrival.

Weekday Rentals:

If interested in a weekday rental, please contact info@cropandcraftcottage.com for pricing.

PAYMENT & TERMS

Hostess is responsible for collecting all fees from their guests and submitting payment to Landlord. Rental payments will be made in three installments:

\$400 rental deposit at time of contract signing;

final balance due 30 days before check in; and

\$500 refundable security deposit due 3 days before check in.

Payments can be sent through the following methods:

- Zelle, a banking application for cash transfers that is a fast, free and secure way to send and receive money. Using Zelle, you would send the payment to 2405085381. Please notify me once Zelle payment is made using info@cropandcraftcottage.com
- Credit card payments add 3% to your total cost. Please contact me to make a credit card payment at 240-508-5381.
- CashApp is available as a payment option. Please use \$ToyanEspeut
- Checks should be made payable to Crop It Divas LLC and mailed to:

Toyan Espeut

2008 Gresham Lane Davidsonville, MD 21035

Note: If there is a returned check fee, hostess agrees to pay the amount of those fees before original rental date.

SECURING YOUR DATES:

To lock in your dates, a \$400 deposit and signed contract are required. The final payment is due at least 30 days before the check-in date.

CANCELLATIONS

All cancellations must be made in writing and emailed to info@cropandcraftcottage.com Your cancellation should also be sent via TEXT to alert Toyan at 240-508-5381

- Full refund if cancelled at least 60 days before check-in date,*
- 50% refund if cancelled at least 31 to 59 days before check-in date*, and
- 0% refund if cancelled 0 to 30 days before check-in date*

* Note:

If you need to reschedule your dates, we will work to accommodate you based on availability.

If you cancel your reservation and your dates are successfully re-booked, you will receive a full refund after the alternate group pays the full amount. You are strongly encouraged to facilitate finding a replacement group or joining up with another group to decrease your risk of loss.

MAXIMUM OCCUPANCY

No person(s) other than the Hostess and up to 9 adult women shall occupy the property for the lease term without Toyan's written permission. While

stop-by visitors are more than welcome to come and go throughout the weekend, additional people sleeping at the home are in violation of this contract and agree to pay additional rental fees.

HOUSE RULES

It is the Hostess' responsibility to ensure that all guests abide by the house rules, which are posted in the white binder on top of the foyer cabinet. The Hostess is also responsible for making sure the home is left per the house closing rules. House closing rules and a departure checklist are in the binder.

MISTAKES HAPPEN

Since everything has a limited life and we are all imperfect humans I understand that mistakes happen and things may break periodically. I will never know what needs to be repaired or replaced if you don't inform me. So, please inform me of any damages or breakages no matter how minor. This ensures that items can be fixed and/or replaced as soon as possible and the house can be ready for the next group the following weekend.

INSURANCE REQUIREMENTS

The homeowner's insurance requires the names and contact information of everyone staying in the home. I will not share the list with the insurance company unless there is a claim and they require the names. Please email information regarding attendees using the provided template on Monday the week of your arrival to info@cropandcraftcottage.com

PROPERTY CONTACT

Toyan Espeut 240-508-5381 Info@cropandcraftcottage.com

SIGNATURES

Hostess Signatures

Hostess name:

Hostess Signature:(A typed signature is acceptable)

Landlord: Toyan Espeut

Landlord Signature:

Landlord Mailing Address:

Landlord Phone Numbers: 240-508-5381 Cell (Text & Voicemail)

Landlord Email Address: Info@cropandcraftcottage.com

Attendees' Contact List – Please Email your list of attendees on Monday of the week of your arrival to info@cropandcraftcottage.com

Full Name	Email	Mailing Address	Cell Phone
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			