

USE AND OCCUPANCY AGREEMENT

Occupant Information

Name: _____

Address: _____

Telephone: _____

This agreement made the ____ day of _____, in the year **Two Thousand and Eight** between GRP Enterprises hereinafter, "GRP") and _____ (hereinafter "insert last name of _____") regarding property owned by GRP located at 13 O'Neill Lane, East Hampton, Connecticut 06024. (hereinafter "premises")

The parties agree as follows:

1. _____ shall have the use and occupancy of the premises from _____ to _____

ARRIVAL TIME 3:00 P.M. DEPARTURE TIME 9:00 A.M.

2. The use and occupancy of the premises shall be limited to no more than **7** persons.
3. **Security deposit:** _____ agrees to pay **\$750.00** as a security deposit to be held by GRP. Said deposit will be used for damages, cleaning and any utilities as specified in this use and occupancy agreement. The deposit will be returned with an itemized list of damages, repairs or other lawful deductions within 30 days of vacancy. _____ shall pay for cleaning in excess of two hours at end of occupancy.
4. **Long distance telephone calls, other than collect or credit cards are not permitted from premises. Failure to return the keys to GPR at the above address will result in a \$25.00 charge against the security deposit.**

The total due for the term of use and occupancy shall be \$1,949.00 (with hot tub option), plus 6% Connecticut Sales Tax of \$125.50, plus a \$75.00 exit cleaning fee for a total of **\$2,150.50**

Payment in full	\$2,150.50	Due three weeks prior to rental date
Security Deposit	\$750.00	Due Immediately to secure dates
Total	\$2,900.50	(Security deposit to be returned)

If occupant opts not to have use of hot tub deduct \$210.94 from payment

Payments must be made by the due date. If made after due date, payment must be made by certified bank check or wire transfer.

5. This agreement is not a lease subject to C.G.S. 47a-1. This agreement provides

- _____ with a right to the use and occupancy of the premises.
6. Cancellations must be made by notifying GRP via certified mail. If it is necessary for _____ to cancel a reservation and the period can be rented at the same rate, _____ will receive a refund from GRP, less a cancellation fee of 20% of the gross rental. If the cancelled period cannot be re-rented for the full term, _____ agrees to forfeit deposit in full.
 7. GRP shall prepare the premises for occupancy and _____ shall maintain same in good order for the period of this agreement and vacate the premises peaceably and quietly LEAVING IT IN LIKE CONDITION IN WHICH OCCUPANCY WAS TAKEN. ALL LAUNDRY AND HOUSE TO BE KEPT CLEAN AND READY FOR THE NEXT OCCUPANT.
IS FURTHER RESPONSIBLE FOR ALL DAMAGES OR BREAKAGE AND/OR LOSS TO THE PREMISES EXCEPT NORMAL WEAR AND TEAR.
 8. THAT NO ANIMALS, BIRDS, OR PETS OF ANY DESCRIPTION shall be kept on the premises without written permission of GRP, and if any pets are found on the premises, this will constitute a violation of the terms and conditions of this lease and will result in an immediate eviction. If said eviction occurs, all rents and security deposits made herein will be forfeited.
 9. _____ agrees to allow GRP or its agent to enter and inspect the premises; to make repairs and improvements thereto; and to show the same to a prospective occupant if notified 24 hours in advance;
 10. _____ shall not sublet the leased property, or any part thereof.
 11. All personal property of _____ brought onto the premises shall be at the sole risk of _____.
 12. _____ and GRP agree that should the premises be destroyed by fire or any other unforeseen casualty, so as to become unfit for human habitation this agreement shall become null and void and all deposits made hereunder shall be refunded in full to _____.
 13. _____ will abide by all the rules and regulations of O'Neill Cove Association, a copy of which will be available in the Premises.
 14. No smoking inside the unit and all smoking materials used outside the unit must be disposed of properly.

GRP BY: _____
Gary Pawloski (GRP Ent.)

: _____