



# HELM HOUSE®

## Rental Agreement

If you are looking for a safe haven by the sea, time away to relax and unwind, and a home filled with history, charm, love, and ALL the details, The Helm House was made for you. The home is within walking distance to all of downtown offering restaurants, bars, shopping, beauty, and adventure for as far as the eye can see. Leave your keys and your worries behind when you visit. Step into the heart of Boothbay Harbor and away from the chaos of the every day.

Connect with nature, loved ones and friends in this beautiful, welcoming space as you create stories and memories that are sure to last a lifetime.

Become part of the story and a part of history at  
The Helm House.



*Matt & Sarah*



# HOUSE RULES

## A FRIENDLY REMINDER



### NO SMOKING

Violations result in immediate eviction and a \$500 fee.



### NO PARTIES

No parties are permitted.



### NO PETS

We love animals however pets are currently not permitted.



### QUIET HOURS

10:00 PM – 7:00 AM  
Please keep noise down.



### SHOES OFF

Little hands play on our floors, leave your shoes at the door.



### HAVE FUN!

If you need anything at all - call, email or text!

*We ask all guests to treat The Helm House® as their own peaceful coastal retreat.*

### Check-In & Check-Out

Check-in: 3:00 PM

Check-out: 10:00 AM

Self check-in instructions and keypad access are provided on the day of arrival.

Early check-in or late check-out may be available for an additional charge. Failure to vacate by check-out time authorizes us to charge up to one night's rental and remove occupants and personal property if necessary.

There is free parking for up to two vehicles in the driveway. Please do not block neighboring driveways.



## CANCELLATION / RESERVATION MODIFICATION POLICY

- 100% refund if you cancel at least 60 days before check-in.
- No refund if you cancel less than 60 days before check-in.
- All cancellations / modifications must be made by 11:59 pm in the property's time zone to fall within the policy.
- All cleaning fees will be refunded if guests did not check in (if charged separately).
- Security deposit will be refunded if guests did not check in.

## PARKING

There is free parking for 2 vehicles in the driveway. Additional parking may be available but not guaranteed around town and may be subject to additional fees / restrictions on length of stay.

## HOUSE RULES

- Check-in: 3:00 PM
- Check-out: 10:00 AM
- Early check-in or late check-out may be available; additional charges may apply. If you do not vacate by check-out time (or late check-out time as agreed by these policy), you authorize us to charge a late departure fee of up to one night's rental and we may take action to remove all Occupants and their personal property from the Property.
- Self-check-in with door keypad. Provided on the day of arrival with instructions.
- Smoking and vaping is strictly prohibited due to the age of the home and proximity to our historic neighbors. Guests will surrender their security deposit and can be immediately evicted if there is any evidence of smoking or vaping inside or outside the property.
- No events, parties or additional overnight guests are allowed.
- Maximum overnight guests: 7
- Minimum age to rent: 30 (driver license will be verified for individual renting) Children allowed: ages 0-17
- Pets: No animals or pets of any kind are permitted at the Property except as specifically authorized in your reservation. You also agree that we cannot and do not guarantee that no animals have been in the Property prior to your use or that the Property is free of animal or pet allergens, even if the Property listing states that pets are prohibited or includes a similar description.
- Off-Limit Areas: The detached 3-story structure next door, basement, and linen closet are locked and off-limits to guests unless written approval is provided.
- All windows and doors must remain closed during inclement weather and must be closed and locked prior to leaving the property. Any damage to interior of home caused by windows being left open during rain will result in additional charges to renter.
- No balloons, posters, streamers, or signs of any sort are to be attached to the house or displayed outside the house.
- Commercial photography and filming are prohibited at the Property without our express written permission. Personal photography is allowed.
- Owner of the house is not responsible for renter's lost, misplaced, or stolen property, however, we will do our absolute best to ensure that your personal belongings are returned to you! Please let us know as soon as soon as possible.





## USE OF PROPERTY

Guest agrees to use the premises only as a temporary residence for him or herself and those listed in the reservation and there are to be no other guests or visitors. Guests assume responsibility for actions taken by other occupants on the reservation and any person entering the Property. Prior to arrival, the registered guest must complete and sign rental agreement to include: the first and last names of each guest and ages of each person on the reservation (No exceptions). No additional guests or visitors are allowed at any time. Any violation of these occupancy limits shall allow the Owner to terminate the agreement and remove all Guests and all their possessions, and all other persons and their possessions and no compensation shall be given. By booking with The Helm House, you are agreeing to be bound by the terms of this Agreement and any additional terms and conditions of any Supplier (e.g., VRBO, AIRBNB, etc.) that are applicable to your booking, travel arrangements or use of any website content. You agree on behalf of yourself and those you represent to comply with all such terms and conditions, including the payment of all amounts when due.

## EXTERIOR SPIRAL STAIRCASE SAFETY DISCLOSURE

Please note that this property includes an exterior spiral staircase used to access the rooftop deck portion of the home. Spiral staircases require additional caution and may not be suitable for all guests.

Guests acknowledge that use of the staircase is **voluntary** and at their own risk. Extra care should be taken during rain, snow, ice, wind, freezing temperatures, or other weather conditions common in Maine that may create slippery surfaces.

The staircase may present increased risk for children, elderly guests, individuals with mobility or balance limitations. Guests with small children should exercise extreme caution, limiting their use, and must be always supervised near and on the staircase.

For safety reasons, guests are not permitted to carry luggage, coolers, large items, furniture, equipment, or other bulky objects while using the spiral staircase. Guests should keep at least one hand free to always maintain contact with the handrail.

By reserving and occupying the property, guests acknowledge the presence of the exterior spiral staircase and accept responsibility for using the staircase safely and appropriately.

By booking, entering, or occupying the property, guests expressly acknowledge the presence of the exterior spiral staircase and assume all risks associated with its use. Guests further agree to release, indemnify, and hold harmless the property owner, property manager, and their agents from and against any and all claims, liabilities, injuries, losses, damages, or expenses arising from or related to the use of the staircase, except to the extent caused by gross negligence or willful misconduct.





## **LOW CEILING AND STEEP STAIRCASE DISCLOSURE**

Please note that, due to the age and historic construction of the home, the interior stairway features steeper-than-modern stair dimensions and areas of reduced ceiling clearance. Guests should use extra caution when ascending or descending stairs and be mindful of low overhead clearances to avoid slips, trips, falls, or head injuries.

The stairways may not be suitable for young children, elderly individuals, people with mobility or balance limitations, or guests carrying luggage or bulky items. Guests are encouraged to maintain use of available handrails and avoid carrying large objects while using the stairs.

By booking, entering, or occupying the property, guests acknowledge and accept the presence of steep stairs and low ceiling clearances inherent to the age and character of the home and assume all risks associated with their use.

## **CHILD SUPERVISION AND SAFETY DISCLOSURE**

This property contains features that may present safety risks to children, including but not limited to stairways, steep stairs, low ceiling clearances, exterior areas, and other typical hazards associated with an older home and outdoor property.

Parents, guardians, and supervising adults are solely responsible for the supervision, safety, and conduct of all minors at all times while on the property. Children may not be left unattended indoors or outdoors, including on stairways, decks, exterior walkways, parking areas, or near any potentially hazardous features.

Guests acknowledge that the property has not been childproofed and may not be suitable for young children without close adult supervision. By booking, entering, or occupying the property, guests accept full responsibility for supervising minors and assume all risks associated with children's use of the property.

## **SECURITY CAMERA DISCLOSURE**

For the safety and security of guests, the property, and neighboring homes, the property utilizes exterior security cameras and/or video recording devices located only in public or exterior areas of the property where there is no reasonable expectation of privacy.

Cameras may monitor exterior entry points, driveways, parking areas, exterior walkways, and other outdoor areas of the property. No cameras or recording devices are located inside the home or in ANY private interior space, including bedrooms or bathrooms.

By booking and occupying the property, guests acknowledge and consent to the presence of exterior security cameras in these disclosed areas. Tampering with, disabling, obstructing, or disconnecting security equipment is strictly prohibited and may result in immediate termination of occupancy without refund.

## **UTILITIES, SERVICES AND EXTREME WEATHER**

No compensation will be given for any temporary outages of electricity, air-conditioning, heat, water, or WiFi, or any disruptions by extenuating circumstances. No compensation shall be given for such inconveniences. This Policy uses the term "extenuating circumstances" to refer to the following situations that occur after booking, which are unforeseen at the time of booking, and prevent or legally prohibit completion of the reservation. Purchasing travel insurance can protect





your travel plans, and most premium insurance packages cover the most potentially expensive contingency benefits.

Changes to government travel requirements. Unexpected changes to visa or passport requirements imposed by a governmental agency that prevent travel to the destination. This doesn't include lost or expired travel documents or other personal circumstances relating to a guest's authorization to travel.

Declared emergencies and epidemics. Government declared local or national emergencies, epidemics, pandemics, and public health emergencies. This does not include diseases that are endemic or commonly associated with an area.

Government travel restrictions. Travel restrictions imposed by a governmental agency that prevent or prohibit traveling to, staying at, or returning from the Listing location. This does not include non-binding travel advisories and similar government guidance.

Military actions and other hostilities. Acts of war, hostilities, invasions, civil war, terrorism, explosions, bombings, rebellions, riots, insurrection, civil disorder, and civil unrest.

Natural disasters. Natural disasters, acts of God, large-scale outages of essential utilities, volcanic eruptions, tsunamis, and other severe and abnormal weather events.

Guest covenants and agrees with Owner to:

- To conduct him/herself and require other people on the reservation to conduct themselves in a manner that will not disturb any neighbor's peaceful enjoyment of the neighborhood.
- To comply with all laws and ordinances of the municipality where the Property is located, including and not in limitation of the foregoing, noise ordinances, and to indemnify Owner from all loss or damages resulting from Guest's violation of such ordinances.
- To dispose of garbage and other waste in a clean and safe manner.
- To not destroy, deface damage, impair, or remove any part of the Property or knowingly permit any person to do so.
- To use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities, and appliances.
- Not to use the premises for any unlawful purpose.

## GUEST RESPONSIBILITY

Good housekeeping is required of Guest and other occupants. Guest(s) agree to keep quarters clean and in sanitary condition. The Guest agrees not to permit any deterioration or destruction to occur while they are occupying the property. During their stay, the guests agree to maintain the walls, woodwork, floors, furnishings, fixtures and appliances, windows, screens, doors, fences, plumbing, air-conditioning, and heating, electrical and mechanical systems as well as the general structure and appearance of the property. Guest agrees to follow all Owner policies and regulations. The Security Deposit is to indemnify the Owner against damage and/or loss of value as a result of the Guest's action, mistake, accident or inaction during the term of occupancy. Guest is responsible for damage and/or loss of value to the Property and Guest hereby agrees to reimburse the Owner for such loss immediately upon the presentation of a bill for said damage. Owner will hold Guest solely responsible for all damages to property or for violations against this rental agreement. If anyone removes any property belonging to Owner within the rental, this will constitute immediate revocation of the lease and Guest shall immediately vacate and will not receive any compensation. Owner may seek reimbursement from the Security Deposit and will take further legal action.





## **ALCOHOL USE AND GUEST RESPONSIBILITY DISCLOSURE**

Guests who choose to consume alcoholic beverages on the property do so voluntarily and at their own risk. Guests are expected to consume alcohol responsibly and in compliance with all applicable laws.

Intoxication may increase the risk of injury, particularly when using stairways, decks, exterior walkways, grills, waterfront areas, or other property features. Guests agree not to operate grills or navigate stairways or exterior areas while impaired.

The property owner and property manager assume no responsibility or liability for accidents, injuries, damages, losses, or claims arising from or related to alcohol consumption, intoxication, or impaired behavior by guests or invitees.

Guests are solely responsible for the conduct and safety of themselves and all members of their party while consuming alcohol on the premises.

## **CRIMINAL ACTIVITY PROHIBITED**

Use of the Property for any criminal activity is prohibited and may result in fines, prosecution, and/or your immediate removal from the Property. This prohibition extends to use of the Property's internet service, if any, for criminal activity, including but not limited to unlawful downloads of copyrighted material, including movies, music, software, or other material. We may cooperate with any investigation of alleged criminal activity that occurred at the Property during your stay.

## **CONDITION OF PROPERTY**

The Guest acknowledges that the Property is in good condition. If there is anything about the condition of the Property that is other than in good condition, Guest agrees to report it to Owner upon taking possession of the Property. Guest agrees that failure to report any defects will be legally binding proof that the property is in good condition at the time of occupancy.

## **CREDIT CARD**

Any Guest or intended Guest who provides any credit card information to Currid Coastal Properties dba The Helm House, is doing so as a guarantee of payment of all or any portion of the Rental Fees and each such Guest accepts all terms of this Agreement and accepts complete liability for the payment of any Rental Fees (including, without limitation, any costs, fees, expenses, charges or penalties related to the rental, occupancy and/or use of the Rental Property as set forth in this Agreement), as well as any damage (not covered under the accidental damage policy) during any Guest's occupancy and use of the Rental Property. Each Guest providing his or her credit card understands that these Rental Fees will be charged to their credit card and hereby authorizes Agent to charge their credit card for payment of any such Rental Fees.

## **ATTORNEY COSTS**

Guest shall reimburse Owner for reasonable attorney's fees and court costs for any action taken by Owner to enforce this lease.





## CITY, COUNTY AND STATE VIOLATIONS

Guests are responsible for paying all violation fees issued against the Guest or Owner by the City of Boothbay Harbor or State of Maine for non-compliance to city, county or state laws during occupancy. If the Owner is required to appear in court, Guest acknowledges responsibility for Owners legal and court cost and shall pay an additional \$350 fee to compensate Owner for his/her time.

## WAIVER

All rights given to Owner by this agreement shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Owner or failure to exercise any rights shall not act as a waiver of those or any other rights. No statement or promise by Owner, its agents, or employees, shall be binding unless it is put in writing and made a specific part of this agreement.

## LEGALLY BINDING

Guest hereby states that he or she has the legal rights to sign for all other residents in the property during the reservation and to commit them to abide by this contract. Guest expressly agrees as an absolute condition to staying in this home that they shall forever jointly and severally indemnify, defend, and hold harmless the owner of this property as well as agents, and representatives of this home against any claim, demand, liability, damage, loss, injury, or cost of any kind whatsoever arising as a result of the Guest or of their guests' use of the premises and any property thereon, including, without limitation, any nuisance, waste, or harm, in whole or part, directly or indirectly caused by or to Guest or their guests.

Guest expressly agrees to waive and forever release any all claims or action of any kind whatsoever against the owner of this house and any representatives of this house for any injuries, damages or losses to persons and property which may be sustained, in whole or in part, directly or indirectly, in connection with the Guest's or their guests' stay in this house and/or traveling to the property. Furthermore, Guest is responsible for all legal fees of their own and their guests and of the owner of this house or representatives of this house resulting at any time from the Guest's or their guests' use of the premises or negligence by Guest or their guests.

## FULL DISCLOSURE

The Guest submitting this rental agreement hereby acknowledges that all questions about this rental agreement have been answered, that they and the other guests on the reservation fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. By making a reservation, they further acknowledge that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement.





**HELM HOUSE RESERVATION DATES**

**CHECK-IN**                      **CHECK-OUT**

/   /   **TO**   /   /

**PRIMARY RENTER PERSONAL INFORMATION**

|                               |                                                                                                                                   |                                        |                      |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------|
| Full Name of Primary Renter : | <input type="text"/>                                                                                                              |                                        |                      |
| Mailing Address:              | <input type="text"/>                                                                                                              |                                        |                      |
| Date of Birth :               | <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> | Reason for visit to Boothbay?          | <input type="text"/> |
| Email :                       | <input type="text"/>                                                                                                              |                                        |                      |
| Phone:                        | <input type="text"/>                                                                                                              | How did you hear about The Helm House? | <input type="text"/> |

**ADDITIONAL GUESTS (ALL GUEST INFO IS REQUIRED)**

|                 |                      |                |                      |
|-----------------|----------------------|----------------|----------------------|
| Name of Guest 2 | <input type="text"/> | Date of Birth: | <input type="text"/> |
| Name of Guest 3 | <input type="text"/> | Date of Birth: | <input type="text"/> |
| Name of Guest 4 | <input type="text"/> | Date of Birth: | <input type="text"/> |
| Name of Guest 5 | <input type="text"/> | Date of Birth: | <input type="text"/> |
| Name of Guest 6 | <input type="text"/> | Date of Birth: | <input type="text"/> |

☐ I have read the rental agreement and agree to the Terms and Conditions (please check box)

|                     |                          |       |
|---------------------|--------------------------|-------|
| <hr/>               | <hr/>                    | <hr/> |
| Primary Renter Name | Primary Renter Signature | Date  |