

EXTENDED STAY WALLINGFORD

TERMS OF SERVICE

Rental Information & Rates for Extended Stay Wallingford

- Monthly rack rental rates are \$2,400 (or less, depending on length of stay and time of year), so be sure to contact us to ensure you get the best deal available.
- Rent is all inclusive of any and all other fees or charges.
- Tenant will provide Owner 2-weeks' notice in writing or electronically of move-out date, unless previous arrangements to either vacate early or extend rental time have been requested by Tenant and agreed to by Owner.
- Rental rate stated is for each one full month of occupancy regardless of length of tenancy to a maximum of 6 months.
- Rental periods do not need to be in full-month increments, nor do they have to start on the first of day of the month -- we will work with you to meet your needs.
- Rent will be adjusted the equivalent per night if termination of occupancy results in a partial shortening or extension of the rental period.
- Security Deposit (refunded within 30 days after rental period has ended, subject to condition of apartment at move-out).
- Security Deposit and first month rent shall be made at the time of the Owner's approval of this Rental Agreement.
- Both payments shall be made by Bank/Cashier check. Subsequent rent payments are due for the next month. Payments may be made electronically, or by check
- Late payments (10 or more days late) will be subject to 5% late payment fee and added to the next month rent, or deducted from the Security Deposit, at the discretion of the Owner.
- Owner shall provide furnished apartment, as generally shown or depicted to Tenant.
- Owner shall pay the regular fee, Town water, sewer and property taxes, electric, heat, air conditioning, Internet / Wi-Fi, Amazon Fire Stick, shall provide bedding and linens, and shall maintain all major appliances and mechanicals in good working order and/or restore within a reasonable time.
- Consumables, such as toiletries, cleaning supplies, printer ink, food staples, office supplies, paper goods and other such items that may be provided by the Owner are a move-in courtesy only, and will not be restocked or replenished by the Owner on an ongoing basis.
- Housecleaning service will be provided by Owner twice monthly and shall include: bathrooms, vacuum floors, kitchen counters wiped, light dusting.
- Tenant shall deposit all trash in the appropriate bins provided in the designated area in the parking area.
- Tenant shall notify Owner immediately of any damage to the Unit or contents, regardless of cause.
- Tenant shall leave the property in the same general condition in which it was received and will be responsible for damage to property or contents that must be repaired or replaced due to negligence, carelessness or intentional abuse.
- No smoking is allowed anywhere in the apartment or building.
- No pets are allowed, unless expressly permitted by the Owner.

We comply with the Fair Housing Act, which prohibits discrimination based on race, color, national origin, religion, sex, disability, and familial status.