Short-Term Rental Agreement

This rental contract made between _____ (referred to as **Owner**) and _____ (referred to as **Guest**) is effective beginning _____. Both parties are hereby in agreement of the following:

I. **Property**

The terms of this agreement are applicable to the property located at the following address:

_____

_____

_____

_____

_____

The property has a maximum occupancy limit of _____ guests.

II. **Rental Party**

The rental party refers to the signatory,_____, and a party of _____ additional persons.

The Guest agrees that all persons within the rental party are aware of and responsible for upholding the terms of this rental agreement.

The Guest agrees not to exceed the property's maximum occupancy terms.

III. **Terms of Lease**

Check-In: _____ on _____.
Check-Out: _____ on _____.

The Owner agrees to lease the use of his/her property to the Guest between the above stated Check-In and Check-Out times. The Guest is to vacate the property on or before the aforementioned Check-Out time.

If the Guest and/or any members of his/her party remain after the above Check-Out time and date without prior consent from the Owner, they are liable for additional charges at 150% of the standard nightly rate, plus 150% of any bookings cancelled as a result of the overstay.

IV.   Property Rules & Usage

(1) The Guest expressly agrees that the present rental agreement consists of a temporary vacation lease for the use of the property and not a permanent dwelling. Therefore, the parties declare that any long-term lease requirements are not applicable to this agreement.

(2) The Owner assumes no responsibility for injuries or death to the Guest, members of the Guest's rental party, or additional persons on the rental property at the invitation of the Guest or his/her rental party.

(3) The Owner advises the Guest and his/her rental party to purchase some for of travel insurance to protect them and their valuables. Health insurance is also advisable. The Owner assumes no responsibility for theft or loss of valuables from the rental property.

(4) Any additional persons occupying the rental property above the maximum number of guests will result in extra charges. Only the number of guests specified above are accepted as part of the rental group. Violation of this will be seen as a breach of contract.

(5) The Guest is responsible for all damage or loss which occurs to the rental property or its contents (save for fair wear and tear) during the rental period and for paying any appropriate compensation as specified by The Owner. The Guest hereby binds him/herself to preserve the rental property and furniture at his/her cost, as well as to preserve the property in the habitable condition which is necessary for the use agreed herein.

The Guest will not conduct any works whatsoever at the rental property.

The Guest is obliged to use the property civilly, properly and respecting the laws, community standards, and applicable municipal regulations, so as not to cause any damage or nuisance to the neighbors.

(6) In case of cancellation of this private agreement, refund will take place according to the following rules:

a. Cancellation within 30 days of confirmation and payment of any outstanding balance will result in a charge of 100% of the rental amount unless replacement booking is obtained and in which case The Owner will refund the difference between the balance due under the agreement and what was obtained from a replacement booking.

b. There will be no refunds after occupancy of the rental property has commenced.

(7) Small dogs (up to 20 pounds / 9 kilograms) are allowed.

(8) No smoking inside the property.

(9) To settle any disputes that may be derived from the interpretation, performance, or application of this agreement, the parties submit to the jurisdiction of the courts of _____ and waive any other jurisdiction to which they may be entitled.

_____

I,_____ (Guest), have read and agree to the above terms and conditions.

_____
(Signature)

_____
(Date)

I,_____ (Owner), have read and agree to the above terms and conditions.

_____
(Signature)

_____
(Date)