



SHORT TERM RENTAL AGREEMENT

1. The Parties

This agreement made this ____ day of _____,
20____ between _____ [name of tenant] of
_____ [address of tenant]

Hereinafter referred to as "Tenant", and _____ [name of
landlord] of _____ [address of
landlord] Hereinafter referred to as "Landlord".

2. The Property

Property Location:

3. Period and Guests

Total people in renting party consists of ____ Adults, ____ Children,
____, and not to exceed ____.

Rental period begins at ____:____ AM PM on the ____ day of
_____, 20____ and ends at ____:____ AM
PM on the day of _____, 20____.

4. Rental Amount

Total rental amount for the period is _____ Dollars
(\$_____)

or equal to _____ Dollars (\$_____) per night.

5. Fees, Taxes, and Deposit

Cleaning Fee: \$ 50

Security Deposit: \$ 35%

Taxes: \$ NA



11. **Subletting** (Check One)

The Tenant shall not have the right to sublet the property.

12. **Quiet Enjoyment**

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 9:00 PM where outdoor noise should be kept to a minimum.

13. **Smoking** (Check One)

Smoking is not allowed inside the home.

14. **Essentials**

Landlord shall provide the following to the Tenant:

[e.g. towels, linens, cups, knives, forks, spoons, dishes, etc.]

15. **Landlord's Liability**

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

16. **Rental Deposit**



Amount is fully refundable up to _____ prior to the beginning of the rental period. After said period prior to the rental start date the Landlord shall have the right to retain the initial Rental Deposit at the Landlord's discretion.

17. Attorney's Fees

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

18. Use of Property

Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

19. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

20. Showings

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the Tenant's stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's term. Tenant shall allow reasonable viewings of the home between 9 am and 8 PM whether they may be present or not.

21. Firearms

Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws.

22. Fireworks

Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.

23. Illegal Use

Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

24. Fire Alarms



If the property has fire alarms the Tenant must notify the Landlord without delay if a fire alarm “chirps” or has a low battery condition.

25. Possessions

Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

28. Manager/Landlord Contact

Landlord/Manager’s Name: _____

Landlord/Manager’s Telephone: _____

Landlord/Manager’s E-Mail: _____

Landlord/Manager’s Address: _____

29. Governing Law

This agreement is governed under the laws of _____ [State] and

Landlord and Tenant agree to the above conditions on this ____ day of _____, 20____ and hereby swear that the information provided is accurate and true:

Tenant’s Signature _____ **Date** _____

Print Name _____

Tenant’s Signature _____ **Date** _____

Print Name _____

Landlord’s Signature  _____ **Date** _____

Print Name _____