

SHORT TERM RENTAL AGREEMENT

This short-term Rental Agreement dated _____, is
between _____ "Host" and _____ "Guest".

Host

Name:

Mailing Address:

Phone:

and

Guest

Name:

Mailing Address:

Phone:

Term: _____ through _____

Rental Address:

About You're Accommodations:

Number of Bedrooms:	Check in Time:
Number of Bathrooms:	Check-out Time:
Maximum Occupancy:	Master Bedroom:
Linens Included:	2 nd Bedroom:
Pets Allowed:	3 rd Bedroom:
Smoking Allowed:	4 th Bedroom:

Other:

- Please make yourself at home and have a great time.
- There will be coolers, 6 beach chairs, 6 bicycles, 2 beach umbrellas and a beach caddy for your use.
- There is a garage that will fit 2 cars and an additional car in driveway.
- We ask that our home is left in the same condition as found as this is our home and we take great pride in it.
- We provide mattress pads, pillows, bed quilts, & blankets. Please bring sheets, pillowcases and all towels.
- There is a Ring doorbell camera on the exterior front and back doors as well as other exterior cameras. There are no interior cameras.

CANCELLATION POLICY. The time factor is critical in vacation rentals, and your reservation will hold this rental off the market. If you cancel for any reason, your rent cannot be refunded unless the vacation rental is re-rented at the same rental rate (and then less \$150 Administrative Fee). The earlier you warn us that you may need to cancel, the better the chances of re-renting. Travel insurance is highly recommended (see paragraph below for travel insurance recommendations).

TRAVEL CANCELLATION INSURANCE

Our rental agreement follows a strict no-refund policy. To help you protect your vacation investment in case of unexpected changes, we strongly recommend purchasing Travel Cancellation Insurance through [Nationwide](#).

It's quick and easy to sign up, and coverage may include:

- Trip cancellation due to illness, injury, or emergencies
- Travel delays or interruptions
- Severe weather-related events

Learn more and purchase coverage here: <https://shoresummer.rentalguardian.com>

If you choose not to purchase travel insurance, please be aware that your reservation deposit(s) will not be refunded if you need to cancel.

PROPERTY CONDITION / SECURITY DEPOSITS. When you arrive, please check the vacation rental for cleanliness and damage. Notify us promptly of any problems or damage. You agree to leave the vacation rental in arrival condition. No physical damage, vacation rental and yard neat and tidy, dishes washed and put away, spills wiped up, trash removed, etc. A \$300 cleaning fee will be held back from your security deposit if condo is not returned in the same condition as found. Late check-out, trash left inside the unit, or vacation rental or grounds needing more-than-reasonable cleaning are grounds for security deposit claims. If there are no problems, deposits will be returned by mail within 7 days after the date of departure. If we are going to make a claim on your security deposit, we will mail you a letter in writing describing the details within 7 days.

HOSTS SET SPECIFIC RULES regarding the maximum number of occupants, pets, smoking, etc. As the property host, we enforce these rules, and may evict guests or their guests when they are exceeded. Pets are not allowed at the vacation rental, that includes pets belonging to your guests. Large gatherings, house parties, etc., are not permitted and sub-letting is not permitted. Any disturbance resulting in neighborhood complaints or police action, other illegal activities, damage to the vacation rental, or violation of this agreement or of rules and regulations governing the vacation rental, will be considered sufficient cause for immediate termination of your stay, and all monies paid will be forfeited. This agreement does not create a tenancy for the vacation rental; you can be removed from the vacation rental without process of law if you do not depart at the appropriate time.

OCCUPANCY. In no event shall the Rental Property be occupied by more persons than the capacity of subject property which is 8. We only allow family groups or groups all over the age of 30 to occupy the rental property. No fraternities, school, civic or other non-family groups are allowed unless host grants prior approval. In no event shall Guest assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited eviction with no refund of any kind. Guest hereby acknowledges and grants specific permission to property host to enter premises at any time for inspection purposes should we reasonably believe that Guest is causing or has caused any damage to the Rental Property. Guest further agrees to grant property host access to Rental Property for purposes of maintenance and repair.

THE HOSTS ARE NOT RESPONSIBLE for loss, theft or damage to your belongings while at the vacation rental. The property host will be held harmless of any injury, including injury on bicycles, while staying at the property.

YOU AGREE TO NOTIFY US IMMEDIATELY if a maintenance problem develops at your vacation rental so we can have it remedied as quickly as possible. Hosts reserve the right to make repairs as necessary, and to enter the vacation rental with reasonable notice, or without notice if you cannot be reached. No refunds will be provided due to

inoperable appliances in Rental Property although property host will make every reasonable effort to assure that such appliances will be and remain in good working order. Also, no refunds will be given due to power blackouts, water shortage, flooding, construction at adjacent properties, or mandatory evacuation of the area due to hurricanes or other potentially dangerous situations.

ACCESS TO HOME: Guest will be given the code to enter the home by email 3 days before arrival.

YOU ARE RESPONSIBLE FOR YOUR CHOICE. This vacation rental is individually owned and managed. We have described our vacation rental in detail to the best of our ability, but we cannot make the decision for you and will not be responsible if you are not happy with your choice on arrival. The rent will not be refunded and cannot be transferred to another location.

PAYMENT TERMS:

Rental Fee: \$ _____
Cleaning Fee: \$ _____
Security Deposit: \$ 500 which is refundable is home is left as found.
Initial Deposit Due: \$ _____ due by _____ to block calendar.
Balance Due: \$ _____ due by _____.

Security Deposit will be returned within 7 days of your departure if property is left clean and undamaged.

Payment Method: Credit Card (____% convenience fee), personal check, Zelle or money order.

Please make check payable to _____ and mail to _____.

I hereby agree to all terms and rules stated in the agreement above.

_____	_____
Name, Host	Date

_____	_____
Name, Guest	Date

Please list below the names of all people that will be in your party along with their age.

Please also forward a copy of your driver's license with your deposit.

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____