

Vacation Property Rental Agreement

- ❑ Both the Owner and the Vacationer should read the Agreement.
- ❑ After careful review, both the Owner and Vacationer should sign the Agreement.
- ❑ Shore Thing Vacation Rentals has provided these forms strictly as a guide. All rental agreements are handled between the owner and the vacationer. Shore Thing Vacation Rentals bears no responsibility or liability in the rental transaction between Owner and Vacationer. Shore Thing Vacation Rentals has provided these sample agreements, yet shall be held harmless of any and all liability as a result of using these forms, as is or modified. These samples are not intended to be a substitute for legal advice. You should consult an attorney to ensure that these forms will suffice. You should consult an attorney before signing any document with another party.

Sample Documents Disclaimer:

Shore Thing Vacation Rentals is not a law firm and does not provide legal advice. The use of these sample documents is not a substitute for legal advice. Only an attorney can provide legal advice.

These sample documents are provided “as-is”. Shore Thing Vacation Rentals does not give any warranties, express or implied as to the suitability or completeness of the documents. These documents are used at your own risk. Shore Thing Vacation Rentals is not responsible or liable for any direct or indirect damages as a result of utilizing these documents.

CHECK-IN/CHECK -OUT PROCEDURE

1. **Check-In.** Check-in time is _____ on the day Vacationer's scheduled reservation begins. No early check-ins without prior consent of Owners.
2. **Check-Out.** Check-out time is _____ on the day Vacationer's scheduled reservation ends. Any delay in check-out, without prior consent of Owners shall result in Vacationers being charged additional monies.

CANCELLATION POLICY

If you need to cancel for any reason after receipt of your reservation, your rental fees cannot be refunded, unless the vacation rental is re-rented for the same time period. If the vacation rental is re-rented, you will receive monies paid less an administration fee of \$_____.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Vacationers will comply with all local laws, ordinances and community rules regarding the use of the premises. Vacationers will comply with all owner's set rules as follows:

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the vacation rental exceed ____ persons.

Quiet Enjoyment. Vacationers shall be entitled to the quiet enjoyment of the rental unit. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

Smoking. [check one]

- Smoking is not allowed on the premises
- Smoking is only allowed outside
- Smoking is allowed anywhere on the premises.

Alcohol. [check one]

- Alcohol is not allowed on the premises
- Alcohol is only allowed outside
- Alcohol is allowed anywhere on the premises.

Owner's initials: _____

Vacationer's initials: _____

Pets. [*check one*]

- Pets are not allowed in the unit
 Pets are allowed in the unit

If pets are allowed: pet security deposit amount \$ _____

Description of animals: _____

Furnishings. The units are furnished by the Owner. All units are equipped for light housekeeping. All paper goods, cleaning products and linens are the responsibility of the vacationer, except for the following included in the rental unit:

_____.

Use of Grills. Grilling is / is not permitted. If permitted, grill should be used in the designated area: _____.

Locked Areas. Vacationers may not be provided a key for Owner's personal storage spaces. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and Vacationer's will be liable for any damage and/or missing items.

SECURITY/DAMAGE AGREEMENT

Security Deposit. A security deposit of \$ _____ has been deposited with the Property Owner. The deposit covers any damages to the rental property and its furnishings caused by Vacationers and their guests. Owner may use all or part of the security deposit to repair any damage caused by the Vacationers. Should the damage amount exceed the amount of the deposit, the Vacationer remains liable for the balance.

Key Charge. A \$ _____ fee will be charged to Vacationers for failure to return any and all Rental Property related keys, access cards and pool/beach tags, if applicable. These charges shall be deducted from the security deposit.

Key Procedure: _____

Cleaning. Rental property should be left in the same condition as originally found. Any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in a cleaning charge assessment of \$ _____ per hour, with a one (1) hour service minimum.

Owner's initials: _____

Vacationer's initials: _____

HOLD HARMLESS

Owner attempts to properly maintain the vacation rental. The vacationer agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as pool, hot tubs, television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Vacationers or their guests as a result of the acts of said Vacationers and guests. Owner is not responsible for any theft or damage to vacationer's belongings during their stay at the vacation rental.

Upon written or electronic endorsement, vacationers agree that they have read and understood this agreement. The vacationer accepts all terms, conditions, and restrictions without exception.

SIGNATURES	
_____ <i>(Vacationer's name)</i>	_____ <i>(Owner's Name)</i>
_____ <i>(Vacationer's Signature)</i>	_____ <i>(Owner's Signature)</i>
_____ _____ _____ <i>(Address, City, State, Zip)</i>	_____ _____ _____ <i>(Address, City, State, Zip)</i>
_____ <i>(Email Address)</i>	_____ <i>(Email Address)</i>
_____ <i>(Telephone number)</i>	_____ <i>(Telephone number)</i>
_____ <i>(Date)</i>	_____ <i>(Date)</i>

Owner's initials: _____

Vacationer's initials: _____