

# SHORT TERM RENTAL AGREEMENT

## SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement ("Agreement") is entered into on the

\_\_\_\_\_ day of \_\_\_\_\_ ,  
20 \_\_\_\_\_ , by and between the following parties:

Property Owner/Manager: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant/Renter: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### 1. PROPERTY DESCRIPTION

The Property is located at \_\_\_\_\_ ("Property"). The Property  
is furnished and includes the following amenities: \_\_\_\_\_ .

### 2. TERM

The rental term begins on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20 \_\_\_\_\_ , and

ends on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
("Rental Term").

### 3. RENTAL RATE AND PAYMENT

The total rental fee for the Rental Term is \$ \_\_\_\_\_, payable as follows:

Deposit: \$ \_\_\_\_\_ due upon signing of this Agreement

Remaining Balance: \$ \_\_\_\_\_ due by the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

### 4. SECURITY DEPOSIT

A security deposit of \$ \_\_\_\_\_ is required and shall be refunded to the Tenant within \_\_\_\_\_ days after the end of the Rental Term, subject to deductions for damages beyond normal wear and tear. The Owner/Manager shall provide an itemized list of any deductions made from the security deposit.

### 5. CANCELLATION POLICY

Cancellations made more than \_\_\_\_\_ days before the start of the Rental Term will receive a full refund. Cancellations made less than \_\_\_\_\_ days before the start of the Rental Term will forfeit the deposit.

### 6. USE OF PROPERTY

The Property shall be used solely for residential purposes by the Tenant and the following additional guests: \_\_\_\_\_. The maximum occupancy is \_\_\_\_\_ persons. The Tenant shall not engage in any illegal activities on the Property.

## 7. MAINTENANCE AND REPAIRS

The Tenant shall maintain the Property in good condition and promptly report any maintenance or repair needs to the Owner/Manager. The Tenant shall not make any alterations or improvements to the Property without prior written consent from the Owner/Manager.

## 8. NOISE AND CONDUCT

The Tenant agrees to abide by all local noise ordinances and conduct themselves in a manner respectful to neighbors. Failure to comply may result in termination of this Agreement.

## 9. PET POLICY

Pets are [allowed/not allowed]. If allowed, the following pet restrictions apply:

\_\_\_\_\_. The Tenant shall be responsible for any damage caused by pets.

## 10. SMOKING POLICY

Smoking is [allowed/not allowed] on the Property. If smoking is allowed, it is restricted to designated areas only.

## 11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_ . Any disputes arising under this Agreement shall be resolved in the courts of \_\_\_\_\_ County.

## 12. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

## 13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes any prior

agreements or understandings, whether written or oral.

#### 14. AMENDMENTS

Any amendments to this Agreement must be made in writing and signed by both parties.

#### 15. NOTICES

Any notices required under this Agreement shall be sent to the addresses provided above.

Notices shall be deemed received three (3) days after mailing or immediately if sent via email.

#### 16. DEFAULT AND REMEDIES

In the event of default by the Tenant, the Owner/Manager may terminate this Agreement and pursue any remedies available at law or equity, including retaining the security deposit as liquidated damages.

#### 17. TERMINATION

This Agreement may be terminated by mutual consent of both parties or by the Owner/Manager in the event of a material breach by the Tenant. Upon termination, the Tenant shall vacate the Property immediately.

#### 18. INSURANCE

The Tenant is encouraged to obtain renter's insurance to cover personal property and liability.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Property Owner/Manager:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Tenant/Renter:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Commission Expiration Date: \_\_\_\_\_