

SHORT TERM RENTAL AGREEMENT

This SHORT TERM RENTAL AGREEMENT ("Agreement") is entered into on this ____ day of _____, 201____, by and between RAUL ARENAS (the "Homeowner") and _____ (the "Guest"). For good and valuable consideration exchanged herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Location: The property to be rented is located at 1218 South 11th Street, Fort Pierce, Florida 34949. The property is fully furnished and contains a two car garage.
2. Rental party: The rental party shall consist of the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to six (6) persons.
4. Term of this Lease: The lease commences at 2:00 p.m. on _____ (the "Check in date") and ends at 12:00 noon on _____ (the "Check out date.")
5. Minimum Stay: This property requires a 30-day minimum stay. Longer stays are permissible as well. No reservations will be accepted for any period of less than 30 days.
6. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit "A" at all times while staying on the property and all members of the guest party must also abide by these rules at all times while staying on the property.
7. Access: Guest shall allow the Homeowner's property manager access to the Property for the purposes of repair and inspection upon appropriate advance notice to the Guest.
8. Rental Rate:

- a. The rental rate is \$_____ for your stay.
- b. A deposit in the amount of \$_____ is due from you upon making the reservation. The deposit is required to reserve the requested date as well as a security deposit and shall only be refunded to you if cancelled no less than 30 days prior to the commencement date of this lease.

Deductions to the security will be made for any of the following:

1. Damage to the property or furnishings;
2. Excessive cleaning costs; or
3. Any other cost incurred by the Homeowner due to Guest's stay.

9. Cancellation policy: If the Guest wishes to cancel his/her reservation, the reservation/security deposit will be refunded as follows:

0% penalty if cancelling greater than 30 days prior to check-in date

50% penalty if cancelling at least 15 days prior to check-in date

100% penalty if cancelling less than 15 days prior to the check-in date

10. Insurance: We encourage all renters to purchase traveler insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

HOMEOWNER:

Raul Arenas _____

Name: _____

Date: _____

Phone: _____

GUEST:

Name: _____

Date: _____

Phone: _____