SHORT-TERM RENTAL AGREEMENT

1. **PARTIES.** This Vacation (Short Term) Rental Agreement (hereinafter the “Agreement”) entered on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is made between:

(Hereinafter known as the “Guest”) with a mailing address of:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ AND

Chris Pickering (Hereinafter known as the “Landlord”) with a mailing address of: 4607 NW 6th Street – Ste A - Gainesville, FL 32609

collectively referred to in this Agreement as the “Parties”, hereby agree as follows:

1. **PREMISES.** The rental property, hereinafter known as the “Premises” is located at: (Property Address)
2. **RENTAL TERM.** This term shall begin on \_\_\_\_\_\_\_\_\_\_\_\_\_ at 4:00 PM (“Move in date) and end on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at 10:00  AM □PM (“Move-out” date).

# RENTAL RATE, FEES, DEPOSIT, & TOTAL.

* 1. RENTAL RATE. The rent to be paid by the Guest to the Landlord throughout the term of the Agreement is equal to: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
  2. DEPOSIT: Due on:
  3. FEES & TAXES. The Guest will be responsible for paying for the following expenses (check all that apply)
     + – Cleaning fee: $ Included
     + – Taxes $ Included
     + – Other $
  4. TOTAL DUE. The deposit amount of (20%) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_is due **3 months** prior to stay, the remainder or full balance **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** is due **2 weeks** before check-in.

1. **PAYMENT**. Acceptable payment methods include (check all that apply):

* Check (accepted if booking date is 45 days out or longer) OR

– Venmo (Send to: @Christopher-Pickering-11)

1. **PARKING.** The Guest (check one):

 - Is allotted 2 parking space(s). Location of the space (s)

1. **TRASH DISPOSAL.** Guest shall dispose of all waste during the rental term by the following means: Onsite garbage receptacle
2. **ENTRY:** Keyless entry – keypad. Code for entry will be provided on the day of check-in one hour before check-in.
3. **PETS.** The Guest is (check one)

* - NOT permitted to have pets of any nature on the Premises

 - Permitted to have 1 pet(s) on the Premises, ONLY consisting of dog only unless otherwise approved by Owner.

1. **CONTACT INFORMATION.** The Guest can contact the following individual for questions or concerns during the Rental Term:

Landlord/Agent’s Name: Christopher Pickering Address: 4607 NW 6th Street – Ste A

Phone: 352-554-0646 – Call or Text

Email: [chris@paynegrp.com](mailto:chris@paynegrp.com)

1. **OCCUPANCY LIMIT.** The rental rate is based upon a maximum occupancy of up to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_people (See website details) may occupy the unit during the Guests stay. Exceeding this occupancy is a violation and breach of Agreement, and the Landlord reserves the right to deny access or to have the premises vacated with no refund of monies.
2. **CANCELLATION.** If the Guest cancels their reservation at least 90 days before check- in, the Guest will get back 100% of the amount they’ve paid. If the Guest cancels between 14 and 30 days before check-in, guest will receive 50% of the amount they’ve paid. Cancellations less than 30 days before check-in will receive no refund.
3. **SUBLETTING.** The Guest shall not sublet the Premises without the written consent of the Landlord.
4. **ENTRY.** The Landlord shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of any repair, modification, alteration, installation, or other reasonable action, so long they provide at least twenty-four (24) hours’ notice to the Guest.
5. **MAINTENANCE.** The Guest shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Guest shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by proceeding guests. The Guest shall pay for maintenance and repairs should the premises be left in a lesser condition. The Guest agrees that the Landlord shall deduct costs of said services form the security deposit prior to refund if the tenants cause damage to the premises or its furnishings.
6. **NOTICES.** Any and all notices sent by the Landlord or the Guest to each other shall be sent to the addresses as located on the first page of the Agreement.
7. **POSSESSION & SURRENDER**. Guest shall be entitled to possession of the Premises on the 1st day of the Rental Term. Upon termination of the Agreement, Guest shall peaceable surrender the Premises to the Landlord in good condition, as it was at the commencement of the Agreement, excluding reasonable wear and tear.
8. **JOINT AND SEVERAL**. If the Guest is comprised of more than one person, each person shall be jointly and severally liable under this Agreement.
9. **ATTORNEY’S FEES**. Guest agrees to pay for all reasonable costs, attorney’s fees, and expenses that result for the Landlord enforcing this Agreement.
10. **REFUNDS**. The Guest shall not receive a refund due to a shortened stay and/or poor experience that resulted from unfavorable weather conditions.
11. **LIABILITY**. The Landlord is not liable for any loss or damage to the personal property of the Guest or their guests, unless the loss is a direct result of the Landlord’s action. The Guest is liable for the acts of anyone listed in the Agreement in addition to any guest that they should allow on the Premises. 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 Guest if such coverage is desired.
12. **HAZARDOUS MATERIALS**. The Guest agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought on the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, ammunition, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.
13. **ENTIRE AGREEMENT**. This Agreement contains all of the terms agreed to by the Parties and may be modified or amended only by written agreement signed by the Landlord and guest. This Agreement replaces all previous discussions, understandings, and oral agreements. The Parties agree to the terms and conditions and shall be bound until the termination of the Agreement.
14. **GOVERNING LAW**. This Agreement shall be governed by the laws of the state of Florida.
15. **LEAD BASED PAINT**. The Premises (check one):

 - Was not built prior to 1978.

* - Was built prior to 1978. An attachment titled “Disclosure of Information on Lead- Based Paint and/or Lead-Based Paint Hazards” has been affixed to the Agreement and must be initialed and signed by the Parties.

# ADDITIONAL PROVISIONS:

IN WITNESS THEREOF, by signing below the Parties have read and agree to pages 1 – 5 of this Agreement.

Landlord’s Signature:Date:

Printed Name: Christopher Pickering

Guest’s Signature: Date: Printed Name: Christy Donnette Sparks

Guest Phone # Email Address:

Property Address:

Dates of Stay:

Deposit of: Due on:

Remainder Amount Due: Due on: