

Short-Term Rental Agreement

This short-term rental agreement is made by **Michael Walter** ("Owner") and ("Guest") and any additional guests. The parties hereby agree as follows:

1. **Property-** The property is a **2022 Keystone RV Outback Ultra Lite 301UBH** that will be delivered to **INSERT DELIVERY ADDRESS**. The property is furnished and includes kitchenware and bed and bath linens. Paper plates, paper towels, RV toilet paper, plasticware, trash bags, propane, and hand soap will also be provided by the Owner.
 2. **Rental Party/Maximum Occupancy-** The rental party shall include Guest and any guests occupying the property during the rental period. A guest is anyone two years or older who will be staying on the property for any period. The maximum number in the rental party is limited to **6** persons over 2 years old. Guest is required to be in occupancy during the duration of the stay, no subletting. Owner must be informed about any other unregistered guests on the property. Failure to abide by the maximum occupancy will result in immediate eviction and loss of the renter's deposit.
 3. **Term of the Lease-** The lease begins at **TIME** on **DATE** and ends on **DATE**.
 4. **Rental Rules-** Guest, all members of the rental party, and anyone else Guest permits on the property agree to always abide by terms while on the property:
 - No events or parties inside the RV.
 - All guests must be accounted for on the guest lists. Visitors who are not on the guest list are not permitted on the property without prior approval of the Owner.
 - Pets must be approved by Owner prior to finalizing reservation.
 - i. Pets are to be crated when not under direct supervision unless otherwise stated in this agreement.
 - ii. Pets are to be cleaned up by Guest (inside and outside).
 - iii. Pet owner is financially responsible in case of any damage to the property.
 - Drugs and illegal activity as well as smoking indoors will not be tolerated. Any indication of smoking inside the RV will result in Guest forfeiting the full security deposit.
 - Please do not flush anything other than toilet paper including feminine products, flushable wipes, etc. Please try to avoid food going down the drain as well.
 - Property is child friendly, not childproof. Children must always be accompanied by an adult.
 - If Guest chooses to launder towels or bedding provided by Owner, please wash whites separate from colors.
 - Cost of missing, stained, or damaged items will be charged to the Guest. Need for excessive cleaning or not following rental policies is subject to additional fees.
- There is no daily housekeeping service. While linens and towels are included, daily maid service is not included in the rental rate. Missing or damaged towels, sheets, quilts,

blankets, and pillows will be charged to the Guest at replacement cost. All linens are for indoor use only.

- Guest is responsible for removing garbage and recycling bins from the campsite at the end of the reservation period.
- Cleaning products will be provided by the Owner. A cleaning fee of \$75/hour will be assessed only if RV is not in clean condition at the end of the reservation period.
- Signed rental agreement and ID of the reservation holder are required before reservation is confirmed.
- No one other than guest is allowed to operate RV. Instructions are attached to follow for your convenience.

5. **Access**- Guest shall allow Owner or specified agent access to the property for the purpose of repair and inspection. Owner and agent shall exercise this right of access in a reasonable manner.

6. **Liability** - All guests will hold harmless the Owner for any injury, illness, or loss during their stay. Any person on/in the property is the sole responsibility of the Guest. This RV is privately owned. The Owner is not responsible for any accidents, injury, illness, or loss that occurs while on the premises. By accepting this agreement, it is agreed that all guests are expressly assuming the risk of any harm arising for their use of the premises or others whom they invite to use the premise.

7. **Rental rate, payment, fees, cancellations, and refunds**- Refundable security deposit (\$800)

- **Security deposit - \$800.00** security deposit is held from the time the reservation is confirmed until up to 7 days after the day of check out. Possible deductions that may be deducted from the security deposit include and are not limited to:
 - i. Damage to the property or furnishings or any cost incurred by Owner due to Guest's stay.
 - ii. Exceeding maximum capacity
 - iii. Dirt or other mess requiring extra cleaning
 - iv. Violating any rules in this agreement
 - v. *Any damages exceeding the security deposit and/or not covered by Guest's insurance, will be paid by Guest. Any litigations will be held in **St Johns County**, the location of the property.*
- **Cancellation policy**- *If guest wishes to cancel reservation, deposit and payments will be refunded. no refunds will be given for nights stayed. Refund will be prorated or stay rescheduled to a future open date if available. We encourage all guests to purchase travel insurance through a private company. It is Guest's responsibility to obtain and know their coverage options.*

I hereby agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. The parSes agree to the terms of this

short-term rental agreement and rental rules, as evidenced by the offer and acceptance of payment.

8. **Check-in Instructions-** Guest will receive by email or text procedures to assist in the Guest's stay after final payment has been made. Check-in is at or after 1pm unless notified or granted in writing agreement.
- Prior to check-in, Guest will receive via email, text, or phone call, the key code to enter the property. The code will be unique to each guest's stay.
 - If there is any reason the renter has difficulty entering the property or is locked out, the Guest should contact the Owner immediately for assistance. Do not break any windows, doors, or locks to gain entry.
 - It is recommended the Guest do a walk through at check-in of the property to avoid being penalized for damage incurred prior to the guest's stay. If the premises appear dirty or damaged upon check-in, Guest shall inform Owner immediately.
9. **Check-out instructions-** Failure to leave the property in good working condition could incur extra expense for the Guest as deducted from the deposit or assessed. Please report any accidental damage by guests before leaving.
- Wash any dirty dishes and strip the used beds.
 - Place any used towels in the shower.
 - Check that all furniture, accessories, remotes, décor, etc. are in the same general area as they were at the time of arrival.
 - Be sure to log out of any apps that were logged into on the TV – Wi-Fi required to log into apps; Wi-Fi is not provided by Owner.
 - Place any garbage and recycling in the campground dumpster.
 - Turn off all lights, close the blinds, lock exterior door, and bring awning in.
 - Leave grill in clean condition upon departure.

10. **Awning notice:** The awning on the RV is electric and opens and closes with the touch of a button. RV awnings are one of the most common repairs/replacements. Owner requests that Guest brings awning overnight, when leaving the campsite, and if there are excessive winds. Awning can be retracted during rainy periods as to not allow rainwater to puddle on awning and stretch the fabric. Guest is responsible for any damage that occurs to the awning during the reservation period.

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

Guest name:

Guest signature: _____

Guest phone number:

Address:

Date: _____

Owner name: **Michael Walter**

Owner signature: _____

Date : _____