**[Your Company Name]**

**Short Term Vacation Rental Agreement**

This Short Term Vacation Rental Agreement (the "Agreement") is entered into between *[Property Manager]*, hereinafter referred to as the "Property Manager," and *[Guest Name]*, hereinafter referred to as the "Guest," collectively referred to as the "Parties."

**Property Details:**

* Property Name:
* Property Address:
* City:
* State:
* ZIP Code:
* Contact Information:

**Rental Period:**

The rental period will commence on *[Check-in Date]* at *[Check-in Time]* and will terminate on *[Check-out Date]* at *[Check-out Time*], unless otherwise agreed upon in writing by the Parties.

Failure to comply will result in a late check-out fee of at least $X and as much as an additional nightly rental charge.

**Rental Payment & Fees:**

The Guest agrees to pay the following fees for the rental period:

* Rental Fee: *[Amount]*
* Security Deposit: *[Amount]*
* Additional Fees (if applicable): *[Specify]*

*[Specify payment methods, terms and conditions e.g.:*

*We accept MasterCard, Visa, Discover, and American Express as forms of payment. Please note that all credit card payments will incur a X% processing fee.*

*For reservations made outside of X days prior to arrival, an initial payment of $X is required, along with the applicable Trip Insurance amount, if chosen. The remaining balance of your reservation is due X days prior to your arrival date. In the case of reservations totaling more than $X, a X% deposit is required at the time of booking. Upon making a reservation, we will request a credit card to be kept on file for the final payment and for any potential damages that may occur during your stay. In the event of damages, you will receive written notification prior to any charges being made to your card.*

*If you prefer to pay the final balance using a credit card, a small convenience fee will be applied to the final payment. Failure to receive the final payment X days prior to your arrival will result in the credit card on file being charged for the outstanding balance of your reservation.*

**Occupancy**

*[Specify occupancy rules e.g.:*

*The maximum occupancy of the accommodation is strictly limited to its designated sleeping capacity. Please note that children under 3 years of age are excluded from this count.*

*Property Manager reserves the right to rent accommodations exclusively to families, married couples, and individuals who are 25 years of age or older, unless prior written consent has been obtained from Property Manager. The renter is responsible for closely and personally supervising all occupants under the age of 25.]*

**Pets**

*[Specify pet policies specific to the property]*

**Smoking Policy**

*[Specify smoking policies specific to the property]*

**Internet/Wi-Fi Services:**

*Specify Internet / WiFi information e.g.:*

*All our properties are equipped with Wi-Fi internet access, which can accommodate an average of three devices per unit. However, please be aware that individual device settings may not always be compatible with the internet service settings in the property. As a result, we cannot guarantee the reliability or connectivity of the internet service.]*

**Departure Responsibilities:**

*[Specify guest departure responsibilities e.g.:*

*We kindly request that you leave the property in a reasonably clean and undamaged condition. Additional cleaning charges may apply if the unit is not left in a reasonable order. To assist with this, we ask that you start the dishwasher before departure and ensure that all food is removed from kitchen utensils and cookware. Please secure trash in a plastic bag and dispose of it in the designated trash chute conveniently located on each floor.*

*Please refrain from rearranging the existing furniture. Any unauthorized rearrangement may result in additional fees charged to your credit card.]*

**Liability and Insurance:**

*[Specify Liability and Insurance terms e.g.:*

*The Guest acknowledges that the Property Manager is not responsible for any accidents, injuries, or losses that occur during the rental period. The Guest is advised to obtain appropriate travel and rental insurance to protect their personal belongings and liabilities. Property Manager highly recommends* [*Safely Travel Insurance*](https://safely.com/travel-insurance/) *which helps guests recover up to 100% of their trip costs for covered losses such as illness, trip cancellations, delays, and more.]*

**Dispute Resolution:**

*[Specify Dispute Resolution terms e.g.:*

*In the event of any dispute arising from this Agreement, the Parties agree to first attempt to resolve the matter through good faith negotiation. If negotiation fails, the Parties may seek legal remedies available under the laws of the jurisdiction in which the property is located.]*

**Policies, Governing Law and Guest Responsibilities**

The property can be used for Residential Purposes only. By signing this agreement, you and your party agree to obey and follow all the rules and restrictions that apply on the premises, as well as any legal rules and regulations by the local law enforcement agency and the [state in which the property is located]. If this agreement is not met the Guest (signed below) will be responsible for all payment(s) and will vacate the property.

*[Specify any other specific policies, guest responsibilities and house rules e.g.:*

* *Only guests registered with [Your Company Name] are allowed to occupy the rented property. No additional guests are permitted to enter or stay overnight without prior written permission from [Your Company Name].*
* *Only the guests listed in the client information section of the reservation are permitted to stay at the property. Tenants are fully responsible for their guests who enter the rented property. Violation of these rules may result in immediate eviction of the vacationing party.*
* *[Your Company Name] reserves the right to enter the property at any time to add, remove, or replace furniture or to conduct necessary work in case of emergencies. Emergency needs include [list emergency needs relevant to the property] .*
* *Non-emergency needs will be addressed promptly, usually by the next business day. Please contact [Your Company Name] directly to report any issues so that we can address them efficiently. Please note that we do not offer discounts or concessions due to maintenance issues as we strive to promptly resolve any maintenance matters.*
* *[Your Company Name] is not responsible for any personal belongings of the guest or their party. We recommend taking necessary precautions to secure your belongings.*
* *The guest agrees to indemnify [Your Company Name] and hold them harmless against any claims, actions, damages, liabilities, and expenses, including attorney's fees and costs, arising from personal injury, damage to property, or loss of life that]*

**Refunds Policy:**

*[Specify refunds policy e.g.:*

*[Your Company Name] do not offer refunds for early departures. Additionally, please note that we are unable to provide refunds for inconveniences beyond our control, including but not limited to issues with air conditioning, power, cable, internet/wi-fi, elevators, pools, hot tubs, or any ongoing construction projects.]*

**Cancellation Policy:**

In the event of cancellation by the Guest, the following policy shall apply:

*[Specify cancellation policy, such as refundable or non-refundable deposits and fees e.g.:*

*If a cancellation is made on or before X days prior to the agreed upon check-in date, a forfeiture of either the $X deposit or X% of the booking amount (whichever is greater) will apply for bookings of $X or more. Please note that Travel Insurance is available, with details provided below.*

*For cancellations made within X days of the check-in date, all payments made will be forfeited unless trip cancellation insurance has been purchased and the cancellation falls under a covered reason.*

*Please be aware that no refunds will be issued for early departures.*

*In the case of reservations made through a third party such as Booking.com, Airbnb, VRBO, Expedia, or any other platform, the terms and conditions of the initial reservation party will apply, if applicable.]*

**Entire Agreement:**

This Agreement contains the entire understanding between the Parties and supersedes any prior agreements, written or oral, relating to the subject matter herein.

The Parties have read and understood this Agreement and hereby agree to its terms and conditions.

**Property Manager:**

*[Property Manager Name]*

*[Date]*

**Guest:**

*[Guest Name]*

*[Date]*