

# SHORT-TERM RENTAL AGREEMENT

1. **THE PARTIES.** This Short-Term Rental Agreement ("Agreement") is made on \_\_\_\_\_, 20\_\_\_\_, by and between:

Landlord: \_\_\_\_\_ ("Landlord")

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

E-Mail: \_\_\_\_\_

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

Tenant: \_\_\_\_\_ ("Tenant")

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

E-Mail: \_\_\_\_\_

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

For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

2. **PROPERTY.** The rental property is located at the following street address: \_\_\_\_\_ with the following details:

Bedroom(s): \_\_\_\_\_

Bathroom(s): \_\_\_\_\_

Add'l. Description: \_\_\_\_\_

Hereinafter known as the "Property."

3. **GUESTS.** No more than \_\_\_\_\_ guests are allowed on the Property. The guest's name(s) are: (check one)

- **Mentioned.** Guest's name(s) are as follows:

- **Not Mentioned.**

The Tenant understands that they are solely liable for any actions, liabilities, or damage caused by a guest on the Property.

4. **TERM.** The Tenant is allowed to access and occupy the Property for the following term:

Check-In: \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_:\_\_\_\_  AM  PM

Check-Out: \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_:\_\_\_\_  AM  PM

If the Tenant does not check-out on time, they will be charged a late check-out fee of \$\_\_\_\_\_.

5. **PAYMENTS DUE.** The Tenant understands and agrees to pay the following rent and deposit:

Rental Rate: \$ \_\_\_\_\_ to be paid by \_\_\_\_\_, 20\_\_\_\_.  
Deposit: \$ \_\_\_\_\_ to be paid by \_\_\_\_\_, 20\_\_\_\_.  
Other: \_\_\_\_\_.

6. **CANCELLATION POLICY.** If, for any reason, the Tenant cancels this Agreement at the time or prior to check-in, the following shall apply:

7. **UTILITIES.** The Parties agree that all utilities, such as heat, air conditioning, electricity, water, sewer, internet, TV, and any other services, are the responsibility of: (check one)

- **Landlord:** The Tenant agrees to be moderate and respectful of their use of utilities.
- **Tenant:** The Tenant shall be billed either separately (after their stay) or from the payment of their deposit for their usage of utilities.
- **Other:** \_\_\_\_\_.

8. **RENTAL RULES.** The Tenant agrees to abide by the following rental rules:

9. **INDEMNIFICATION.** The Tenant agrees to indemnify and hold harmless the Landlord from all liabilities, losses, damages, and costs, including legal fees, resulting from any actions, incidents, or accidents occurring in or caused by the Tenant's use of the Property.

10. **DISPUTES.** The Tenant agrees to indemnify and hold harmless the Landlord from all liabilities, losses, damages, and costs, including legal fees, resulting from any actions, incidents, or accidents occurring in or caused by the Tenant's use of the property.

11. **GOVERNING LAW.** This Agreement is governed by and construed in accordance with the laws of located in the State where the Property is located.

12. **ACCESS FOR MAINTENANCE.** The Tenant agrees to allow the Landlord access to the Property for any standard or agreed-upon maintenance or common upkeep of the grounds. If access is needed, the Landlord agrees to give notice to the Tenant in accordance with State law.

By signing below, the Landlord and Tenant agree to all terms and conditions of this Agreement.

**Landlord:** \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Tenant:** \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Tenant:** \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_