

Short-Term Rental Agreement

Property Name:

Address:

Furnished Abodes strives to maintain a safe, quiet, pleasant environment for all Guests. To this end, Furnished Abodes has adopted the following short term rental agreement and requires that this document and a Guest Rental Application be on file prior to check-in. Please read the following carefully and sign below. Your signature confirms the acceptance of all terms and authorization contained within this rental agreement.

License

Guest is a Licensee and not a Tenant. Guests do not acquire any interest in the property or in any personal property therein or thereon.

Application

All Guests must complete a rental application.

Occupancy

Only the number of occupants enumerated on the rental application may occupy the property.

Reservations, Payments & Taxes

Reservations are quoted based upon a daily rate. All reservations are charged a non-refundable \$25.00 Reservation & Processing Fee. The initial payment when making a reservation is one half of the Gross Rental amount plus fees. Full payment of the balance, if any, is due within 30 days prior to Guest's scheduled arrival date. A certified check or credit card is required for the deposit to reserve an accommodation. Published rates are subject to change without notice and may vary according to availability, special events, and holidays. Bookings less than 31 days are subject to 11% NYS Sales and County Occupancy taxes. Rates do not include 3.5% credit card surcharges, when applicable. Prepayment is non-refundable if reservation is cancelled prior to arrival.

Application, Credit Check and Security Deposit

All Guests must complete a Guest Rental Application. For Guest's staying beyond 31 days, a lease agreement shall be arranged. As part of the rental agreement there is information required that would be used to do a credit check.

All reservations require a \$250.00 minimum security deposit. Security deposits must be paid prior to arrival. Security deposit refunds will be made after Guest's departure and upon satisfactory inspection of property and its contents. This deposit will be returned within 7 business days after last day of rental period if no damage or other charges are to be deducted. The security deposit does not in any way waive Guest's personal liability for damages exceeding \$250.00.

Cancellation Policy

If a reservation is cancelled and the property is re-rented for the same rental period, the Gross Rental amount, less a 25% cancellation fee, will be refunded. If the property is not re-rented, the Total Amount Due will be forfeited. If, for any reason, a Guest needs to depart early, they will still be responsible for the full financial terms of the rental agreement. No refunds will be made for a Guest's dissatisfaction with the property for any reason (other than health and safety).

Property Damage Charges

Guests understand that each unit is privately owned and furnished by the owner. Guests agree to compensate Furnished Abodes for any loss or damage, excluding normal wear and tear, which occurs during the stay of the Guest. Upon check-in, Guest is responsible for inspecting the property and reporting any damage discovered in the unit within one hour of check-in. If a maintenance issue or repair is needed during the rental period, Guest is responsible for contacting Furnished Abodes and reporting the needed repair. If repair or maintenance issue is a result of Guest conduct, Guest will be responsible for payment of the repair bill.

Guests are kindly requested to provide prompt notice of any accident that results in fabric or carpet soilage, item breakage or other damage to help minimize the need for cleaning/replacement. Accidents are naturally expected; however, cleaning/replacement charges may be incurred in the event the damage is beyond normal expected use or to replace missing items.

Housekeeping Service Fee

There is a one-time, non-refundable cleaning fee for all properties that ranges from \$75.00 - \$150.00 depending upon the property. Cleaning fees are due with initial deposit. In the event that the property is left in a condition that requires cleaning above our normal allotted time, an additional cleaning charge will be assessed.

Linens & Towels

Linens and towels are provided in each property. Guests are responsible for maintaining the conditions of all linens. The cost of any damages will be deducted from the security deposit. Damages include make-up stains, bloodstains, ink, tearing, removal of linens from the property, etc.

Access

Furnished Abodes, its agents and employees may enter the property to effect repairs and/or maintenance and for other proper purposes, such as the showing of the property for future rental. Furnished Abodes will attempt to schedule visits at a time convenient for the Guest.

Special Check-in Requests and Checkout Procedures

Any special requests need to be made in writing with at least a full business day's notice. Upon departure, Guests are requested to remove any trash or food from the property. Not removing all trash from the premises may result in an added fee levied against the security deposit. Keys to the property must be turned over to a Furnished Abodes representative or as agreed upon. A loss of a key will result in a \$100.00 charge against security. Please leave the heat and air conditioning at a low usage rate and make sure that all appliances are shut off.

Check-in and Checkout

Check-in: 3 P.M.
Checkout: 10 A.M.

Property Use Rules

Conduct. There may be no conduct in the property that disturbs neighbors or others. No illegal conduct may take place in the property.

Visitors. Total number of Guests shall not exceed the total maximum occupancy of the property at any time. No parties or large gatherings are allowed.

Pets. No pets allowed. Furnished Abodes does not allow pets of any kind in its properties. If evidence of a pet is found, Guest will be charged \$300.00 for additional cleaning.

Smoking. No smoking allowed. All properties are non-smoking. If evidence of smoking is found, Guest will be charged \$300.00 for additional cleaning. Due to insurance limits and local fire codes; candles, incense, or similar products with open flames may not be used in the properties.

Violation of Terms

If Guest violates terms of this agreement, this license may be terminated and Guest may be asked to vacate the premises immediately without refund and without limiting Furnished Abodes other remedies.

Indemnification

Guests expressly agree to indemnify and hold harmless Furnished Abodes and unit owners from any accidents, injuries, losses and/or damages to Guests and/or their invitees. Guests expressly agrees and understands that there is a risk of injury or death from bodies of water and agrees that Furnished Abodes shall be liable for any claims, demands, injuries, damages or death to persons whether or not said injury or death is due to the negligence of Furnished Abodes. Guests further agree to assume all the foregoing risks and accept personal liability for any injuries, damages and the loss of any property including money, jewelry or valuable of any kind.

Print Name _____ Signature _____ Date _____