

# SHORT-TERM RENTAL AGREEMENT

THIS DOCUMENT HAS LEGAL CONSEQUENCES. IF YOU DO NOT UNDERSTAND IT, CONSULT YOUR ATTORNEY.

This lease, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between *Silver City Properties Enterprises*, and/or *Lisa Gulino, Owner* ("Owner") and

\_\_\_\_\_, **Renter** ("Tenant") for the property located at:

<Property Address>

\_\_\_\_\_

## 1. TERM

The term of this lease shall begin on the **arrival date**: \_\_\_\_\_ and end on the **departure date**: \_\_\_\_\_ for \_\_\_\_\_ number of nights. The property will be available for occupancy no earlier than **Check-in Time: 3:00 PM** and must be vacated no later than **Check-out Time: 11:00 AM**.

\_\_\_\_\_

## 2. RENT & PAYMENT STRUCTURE

- **Base Rent:** \$ \_\_\_\_\_
- **Pet Fee:** \$50.00 per pet (limit 2, subject to Owner approval)
- **Housekeeping Fee:** \$ \_\_\_\_\_
- **Total Amount Due:** \$ \_\_\_\_\_

### Payment Structure:

To confirm the reservation, payments must be made according to the following schedule:

- **Initial Deposit (20% of Total Rent):** Due at lease signing (non-refundable after **60** days)
- **Second Payment (50% of Total Rent):** Due by \_\_\_\_\_ (date)
- **Final Payment (30% of Total Rent):** Due by \_\_\_\_\_ (date)

⚠ **Failure to make payments on time may result in cancellation of the reservation, subject to the cancellation policy.**

### **Payment Methods**

- **Checks payable to:** Lisa Gulino  
**Mailing Address:** 69 Collindale Dr, Meriden, CT 06450
  - **Digital Payments:** Contact Owner for Wire, Zelle, or Venmo options
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## **3. LIMITED OCCUPANCY**

Occupancy is limited to a maximum of \_\_\_\_\_ guests during the length of this agreement. If the Owner determines this policy has been breached, the Owner reserves the right to cancel the agreement and expel the entire party without a refund.

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## **4. NON-DISTURBANCE CLAUSE**

Tenant and guests shall not disturb, annoy, endanger (e.g., fireworks), or inconvenience neighbors, nor use the premises for unlawful purposes. Violations may result in immediate eviction without a refund.

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## **5. PROPERTY CARE & DAMAGES**

- NO SMOKING inside the house. Violations will result in automatic eviction and forfeiture of all rent paid.
- Tenant is responsible for any damage beyond normal wear and tear.
- If excessive cleaning is required (beyond standard housekeeping), an additional cleaning fee of \$100 or more may be charged.

#### **Damage Payment Agreement**

- If damages occur, Tenant agrees to remit payment within 5 business days of receiving a written invoice from Owner.
  - Payment can be made via Venmo, Zelle, or check to cover repair/replacement costs.
  - If Tenant refuses to pay, Owner reserves the right to take legal action or pursue collection.
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## **6. OWNER'S RIGHTS & INSPECTIONS**

If conditions set forth in this lease are not met, Owner reserves the right to enter the Property, inspect, and ensure compliance.

If an inspection is required during the Tenant's stay, Owner agrees to provide Tenant with **at a minimum of a 24 hours' notice**, unless immediate access is necessary due to an emergency or urgent maintenance issue. If conditions set forth in this lease are not met, Owner reserves the right to enter the Property, inspect, and ensure compliance. Failure to vacate the premises as required may result in legal action.

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## **7. INDEMNITY CLAUSE & LIABILITY WAIVER**

Tenant agrees to indemnify and hold Owner harmless from any claims, including those of third parties, arising from use of the Property. Tenant assumes all risks associated with recreational activities, including use of any provided amenities (e.g., boat lift, grill, pool, watercraft). Owner is not liable for injury, loss, or damages.

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## 8. NO SUBLETTING OR ASSIGNMENT

Tenant may not sublet or assign this lease without prior written consent from the Owner.

Approval of a sublet or assignment does not release Tenant from their obligations under this lease, and Tenant shall remain fully liable for all terms, including rent, damages, and any breaches of this agreement by the subtenant or assignee.

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## 9. REPAIRS & MAINTENANCE

The Property is rented *AS-IS* with Owner's existing furniture and appliances. Tenant must report maintenance issues immediately.

No refunds or rate adjustments will be made for equipment failures, except at the Owner's sole discretion based on the nature and duration of the issue.

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## 10. CANCELLATION & REFUND POLICY

- **More than 60 days before check-in:** 100% refund of payments made.
- **30-60 days before check-in:** 50% refund of total rent.
- **Less than 30 days before check-in:** No refund unless Owner can rebook dates. A prorated refund may be issued at Owner's discretion.
- **Emergency or special circumstances:** Refunds, if any, will be at Owner's sole discretion.

Refunds will be processed within 14 days of cancellation.

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## 11. GOVERNING LAW

This lease shall be governed by the laws of the **State of Florida**.

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(The remainder of this page has been intentionally left blank. Signatures appear on the following page.)

## 12. SIGNATURES

By signing this agreement, Tenant(s) acknowledges reading and accepting all terms.

### Owner Signature:

Lisa Gulino

69 Collindale Dr, Meriden, CT 06450

hookoarhouse@gmail.com

Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

### Tenant Signature(s):

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

### Tenant Information:

- Mailing Address: \_\_\_\_\_
- Email: \_\_\_\_\_
- Phone (Cell/Home): \_\_\_\_\_
- Emergency Contact: \_\_\_\_\_

[Please include a copy of your license(s)]