

Short-Term Vacation Rental Agreement

This Short-Term Rental Agreement ("Agreement") is entered into on _____, by and between:

Host (Owner/Manager): *Picket Fence Properties LLC/Tanna Storie*

Address: PO BOX 1394, Soddy Daisy, TN 37379

Phone: 865-675-4633

Email: picketfenceproperties@outlook.com

Guest (Renter): _____

Address: _____

Phone: _____

Email: _____

1. Property

The Host agrees to rent to the Guest the property located at:

(the "Property").

2. Rental Term

The rental period shall begin on _____ [Check-in Date] and end on _____ [Check-out Date], unless otherwise extended by mutual agreement in writing. Guests must depart promptly on departure day by 10:00 AM. Failure to do so may result in Host obtaining assistance from the local Sheriff Department.

3. Payment

- Total Rental Amount: \$_____ which includes nightly rate, cleaning fee, and 15% booking fee which covers credit card fees and Guest Damage Insurance Policy.
- Payment Due Date: _____ Reservation is not guaranteed until payment is received in full
- Payment Method: Credit or Debit card

4. Check-in / Check-out

- Check-in Time: 4:00 pm Check-out Time: 10:00 am
Early check-in or late check-out requires prior written approval from the Host.

5. Occupancy Limits

Maximum number of guests allowed: _____.

No additional guests or visitors are allowed without the Host's permission.

6. House Rules

The Guest agrees to comply with the following rules during the stay:

- No smoking or vaping inside the Property (\$500 fine if violated)
- No parties or events (\$500 fine if violated)
- No pets anywhere on premises (\$500 fine if violated)
- Quiet hours from 10:00 PM to 8:00 AM

7. Damages and Liability

The Host will provide a Guest Damage Insurance Policy for any damages up to \$1500. Guest is responsible for any damages caused to the Property or its contents which exceed \$1500 or which are not covered by the insurance policy. The Host is not liable for accidents, injuries, or loss of personal property.

8. Cancellation Policy

If cancelled 30 days PRIOR to check-in date guest will receive full refund minus 5% cancellation fee. Check in date is not day 30. If cancelled 7 – 29 days before check-in date guest will receive 50% refund minus 5% cancellation fee. If cancelled less than 7 days prior to check in date there is NO REFUND. Any refunds will be issued with a check from Picket Fence Properties LLC regardless of your form of payment.

9. Termination

The Host may terminate the Agreement and request immediate departure in the event of violation of house rules, illegal activity, or significant disturbance. There will be NO refund in the event of termination due to these violations.

10. Governing Law

This Agreement shall be governed by the laws of Hamilton County Tennessee.

IN WITNESS WHEREOF, the Parties have executed this Short-Term Rental Agreement as of the date first written above.

Host Signature

Name: _____ *Manager for Picket Fence Properties LLC*

Date: _____

Guest Signature

Name: _____

Date: _____