

We, the Renters (also referred to as "Tenants" and "Guests") agree to the following:

- 1) We will leave the vacation rental clean (dishes done and put away, furniture in its place, garbage emptied into one trash bag and left in the kitchen and refrigerator emptied) when vacating, or an additional cleaning fee will be debited on our credit card.
- 2) We will be completely responsible for any and all damage to the condo, furnishings or property caused by our negligence.
- 3) We will notify the owners of any damage upon arrival and before our departure if any damage is incurred during our stay.
- 4) We will hold the owners harmless from any and all bodily injury and/or property damage incurred on the property arising out of our negligent acts or omissions. See disclaimer below.
- 5) We agree to pay for damage that is reasonably attributable to broken, damaged, or missing items.
- 6) Tenants understand that guests are allowed but no parties or subletting will be allowed.
- 7) There are no refunds for early departure.
- 8) There are no refunds for weather conditions.
- 9) All rental monies are due upon booking
- 10) We agree to keep doors and windows closed while the AC is on or extra charges may incur for utilities.
- 11) We will not hold the owners responsible for any items left after our check out.
- 12) This is a NON SMOKING vacation rental.
- 13) NO PETS allowed unless included in reservation and a daily pet charge is paid
- 14) Maximum occupancy is four.
- 15) Check-in is at [4:00PM] and check-out is [11:00AM]. A late check-out is subject to extra rental charges.
- 16) The Renter must be 25 years of age to book this Vacation Rental.
- 17) We reserve the right to refuse service to anyone.
- 18) We will not be responsible for accidents or injury to guests or for loss of their money, jewelry or valuables of any kind.
- 19) If for any reason, beyond the control of the owner, that the property becomes unavailable, the owner or owner's representative may cancel this agreement and refund in full all payments made.
- 20) Tenants agree not to allow any noise or activity on premises that disturbs the peace and quiet of the neighbors. Violation of this is grounds for cancellation of this agreement and immediate eviction without return of the monies paid and/or deposits to be returned. In addition, any penalties owner incurs by the city or Homeowners Association for noise or violations will be charged to tenant.
- 21) Parking is permitted in the garage and driveway or on the curb. Please do not block anyone else's driveway. Owner is not responsible for all damage or loss to tenant's vehicles.
- 22) If your booking was made under false pretense, including, but not limited to, a falsified name, age or size of party, you will be subject to immediate eviction and forfeiture of all amounts paid.
- 23) **HOST ACCESS** – If requested, you shall allow your Host access to the Vacation Rental during your stay. Your Host shall exercise this right of access in a reasonable manner.

Disclaimer:

Renters understand that the Homeowners are not responsible for any personal injury and further that the homeowners are not responsible for any personal injury or loss or damage to tenants' property caused directly or indirectly from foul, inclement weather conditions, Acts of God or nature, failure of heat, accidents related to fire, heaters, stoves, farm animals, or any unforeseeable circumstances.

Under no circumstances will tenants or their guests hold the owners of the Vacation Rental responsible for any damages or claims of any kind resulting from their stay, except for intentional acts of harm.

This agreement and disclaimer applies to Renters and all guests in the Renters' party.

I, the Renter, have read, understand, agree to, and will abide by this rental agreement and all conditions herein