



SHORT-TERM RENTAL GUEST AGREEMENT

Sunshine Short Term Rentals ("SSTR")

This Short-Term Rental Guest Agreement ("Agreement") is entered into between Sunshine Short Term Rentals ("SSTR," "we," or "us"), acting as manager and/or authorized agent for the owner of the property identified in your reservation (the "Property"), and the individual who makes or completes the reservation booking ("Guest," "you"). By completing a reservation, submitting payment, or checking in to the Property, entering the home or property in any way, you acknowledge that you have read, understood, and agree to be bound by this Agreement on behalf of yourself and all occupants and visitors during your stay. You are personally liable and responsible for all of your guests.

1. RESERVATION & OCCUPANCY LIMIT

Only the number of guests listed on the confirmed reservation may occupy the Property at any time, including overnight and daytime visitors. The maximum occupancy stated in your reservation confirmation may not be exceeded under any circumstances, regardless of the ages of additional individuals.

- Any individual not listed on the reservation who stays overnight, or who visits in a number that exceeds the confirmed occupancy limit, is considered an unauthorized occupant.
- SSTR reserves the right to refuse entry to, or remove, any unauthorized occupant, and to charge an additional-guest fee and/or terminate this Agreement without refund if the occupancy limit is exceeded.
- If you need to add a guest to your reservation, you must request and receive written approval from SSTR before that guest arrives.

2. NO PARTIES OR EVENTS

The Property may NOT be used to host parties, events, gatherings, or functions of any kind, including but not limited to weddings, receptions, bachelor/bachelorette parties, large social gatherings, or commercial photography/filming, without SSTR's prior written permission.

- A "party or event" includes any gathering involving individuals beyond the registered occupants on the reservation, whether or not those individuals stay overnight.
- Violation of this Section is grounds for immediate termination of this Agreement and immediate removal from the Property without refund of any rent, fees, or deposit.
- Guest will be charged a Party/Event Violation Fee of \$1000 in addition to the cost of any damages, excess cleaning, HOA fines, or neighbor complaints resulting from the violation.

3. NO SMOKING OR DRUGS

Smoking, vaping, and the use of e-cigarettes of any kind are strictly prohibited inside the Property and, where posted, in designated outdoor areas of the Property. The use, possession, cultivation, or distribution of illegal drugs or controlled substances on the Property is strictly prohibited and may result in immediate termination of this Agreement and notification of local law enforcement.

- Violation of the no-smoking policy will result in a Smoking Violation / Deep-Cleaning Fee of up to \$1000 to remediate odor, in addition to any damages to furniture, linens, carpets, or walls.
- SSTR reserves the right to immediately terminate this Agreement and remove Guest from the Property, without refund, for any violation of this Section.

4. PETS

No pets of any kind are permitted on the Property without SSTR's prior written approval. If a pet is approved in writing, Guest agrees to any pet fee, pet deposit, and pet-specific rules communicated by SSTR at the time of approval.

- Bringing an unauthorized pet to the Property is a violation of this Agreement and will result in an Unauthorized Pet Fee of \$500, in addition to any cleaning or damage costs caused by the animal.

- This Section does not apply to service animals as defined under the Americans with Disabilities Act (ADA). Guests requiring a service animal should notify SSTR in advance so appropriate accommodations can be made.

5. GUEST RESPONSIBILITY FOR DAMAGES

Guest is fully responsible for any loss, theft, or damage to the Property, its furnishings, fixtures, appliances, and surrounding grounds or community amenities, caused by Guest or any occupant or visitor of Guest during the reservation period, beyond normal wear and tear.

- Guest authorizes SSTR to charge the credit or debit card on file for the reasonable cost of repair or replacement of any damaged, missing, or excessively soiled item, as well as any associated cleaning, service, or administrative fees.
- Guest agrees to report any damage, breakage, or malfunction discovered during the stay to SSTR as soon as reasonably possible.
- Guest is responsible for any fines, penalties, or charges imposed by a homeowners' association, condominium association, or local authority as a result of Guest's conduct or violation of posted community rules.

6. GENERAL CONDUCT & PROPERTY USE

- The Property is to be used solely as a temporary residential stay and may not be used for any commercial, business, or illegal purpose.
- Guest agrees to respect quiet hours, from 10p.m. to 7 a.m. and any posted community/HOA rules, and neighboring residents.
- No loud music, or rambunctious behavior is allowed on property or in the community.
- Parking on grass or undesignated street area's is prohibited. SSTR is not responsible for any vehicle that is towed.
- Guest may not sublet, re-rent, or assign this Agreement or the Property to any other party.
- Guest agrees to lock all doors and windows and to take reasonable care to secure the Property when leaving it unoccupied.

7. CHECK-IN & CHECK-OUT TIMES

- Check-in is at 4:00 PM and check-out is at 10:00 AM on the dates specified in your confirmed reservation.
- Guests may not enter the Property before 4:00 PM on the check-in date, and must vacate the Property no later than 10:00 AM on the check-out date, unless an earlier check-in or later check-out has been approved by SSTR in writing in advance.
- Early arrival or late departure without SSTR's prior written approval may result in an additional charge and does not extend the reservation period.

8. RIGHT OF ACCESS

SSTR or its designated representatives may enter the Property during the reservation period to address maintenance issues, respond to an emergency, verify compliance with this Agreement, or perform other reasonable management duties. Except in the case of an emergency or suspected violation of this Agreement, SSTR will attempt to provide reasonable notice.

9. TERMINATION FOR VIOLATION

SSTR reserves the right to immediately terminate this Agreement and require Guest and all occupants to vacate the Property, without refund of any rent, fees, or deposit, if Guest violates any provision of this Agreement, including but not limited to the prohibitions on parties/events, smoking/drugs, unauthorized pets, or exceeding the occupancy limit. Guest remains financially responsible for all applicable fees and damages even after removal from the Property.

10. ASSUMPTION OF RISK & RELEASE OF LIABILITY

Guest voluntarily assumes all risk of injury, loss, or damage arising from use of the Property and any of its amenities, including but not limited to pools, hot tubs, docks, grills, and recreational equipment. To the fullest extent permitted by Florida law, Guest releases SSTR, the Property owner, and their respective agents and employees from liability for any injury, loss, or damage arising from Guest's stay, except to the extent caused by the gross negligence or willful misconduct of SSTR or the Property owner.

11. GOVERNING LAW & ENTIRE AGREEMENT

This Agreement shall be governed by the laws of the State of Florida. This Agreement, together with any reservation confirmation and posted house rules for the Property, constitutes the entire agreement between Guest and SSTR regarding the stay, and supersedes any prior oral or written understanding. If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect.

12. ACKNOWLEDGMENT & ACCEPTANCE

By entering the home, submitting payment, or checking in to the Property, you acknowledge that you have read and understood this Agreement in its entirety, that agree to be bound by its terms, and that you are responsible for ensuring all occupants and visitors during your stay comply with it.