

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between BEVERLY TAYLOR ("*Homeowner*") and _____ ("*Guest*") as of the date of acceptance through VRBO.com. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: Address will be provided when payment is received in full.

The property is furnished and includes all furnishings shown in pictures of this listing. Including, but not limited to: bed linens, comforters, towels, refrigerator, dishwasher, stove, oven, microwave, toaster oven, fully stocked kitchen with pots, pans, coffee pot, electric frying pan, blender, chopper, hand mixer, and other small appliances, glasses, dishes, flatware, cleaning supplies, etc., TV's, CD player, DVD player, books, movies, music. Whirlpool Cabrio washer and dryer. Gas grill, and outdoor chairs.

2. Rental Party: The rental party shall consist of _____ adults and _____ children.
3. Maximum Occupancy: The maximum number of guests is limited to 4 persons.
4. Term of the Lease. The lease begins at 2:00 p.m. on _____, 20____ (the "*Check-in Date*") and ends at NOON on _____, 20____ (the "*Checkout Date*"). Arrangements may be made with Homeowner for an early check-in and/or late check-out.
5. Minimum Stay: This property requires a 2 night minimum stay. Maximum 7 nights.
6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

8. Rental Rate and Fees: As set forth in the VRBO.com listing.
9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 14 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.
11. Payment: Acceptable payment methods are credit card through VRBO.com.

EXHIBIT "A"

RENTAL RULES

1. **SMOKING IS NOT ALLOWED INSIDE THE HOME.**
2. **Persons other than those** in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. **This home is privately owned**; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. **Keep the property** and all furnishings in good order
5. **Only use appliances** for their intended uses
6. **Pets are NOT allowed.**
7. **Parking: *Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.***

8. **Housekeeping**: There is no daily housekeeping service. While linens and bath towels are included in the home, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the home.
9. **Fireplace**: The fireplace is not to be used by tenants.
10. **Water and Septic**: The property is on water and septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to FULL AMOUNT OF REPAIRS and DAMAGES TO THE RENTAL PROPERTY AND LOSS OF REVENUE FOR LANDLORD.

11. **Storms**:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

No refunds will be given for storms. Mountain roads can be curvy and steep. We do not refund due to road conditions.

I ACCEPT AND APPROVE THE TERMS AND CONDITIONS DESCRIBED ABOVE.

NAME: _____ DATE: _____

SIGNATURE: _____

NUMBER OF GUEST: ADULTS: _____ CHILDREN: _____ AGES: _____

NAME: _____

ADDRESS: _____

PHONE: (CELL) _____ (HOME) _____

NAME: _____

ADDRESS: _____

PHONE: (CELL) _____ (HOME) _____

NAME: _____

ADDRESS: _____

PHONE: (CELL) _____ (HOME) _____

NAME: _____

ADDRESS: _____

PHONE: (CELL) _____ (HOME) _____