

# Blue Skies and Palm Tree Properties

## VACATION RENTAL SHORT-TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement, hereinafter referred to as "Agreement," is entered into by \_\_\_\_\_ [name of tenant], a resident of \_\_\_\_\_ [address of tenant], hereinafter referred to as "Tenant" and by David of "Blue Skies & Palm Tree Properties" hereinafter referred to as "Property Manager / PM."

**The Property.** The property is described as a single family home with \_\_\_\_\_ bedrooms and \_\_\_\_\_ bathrooms that is located at

\_\_\_\_\_  
[Property Location], hereinafter referred to as the "Property."

**Period of Stay and Allowable Number of Guests.** The total people in renting party consists of \_\_\_\_\_ Adults, \_\_\_\_\_ Children, \_\_\_\_\_, and shall not exceed \_\_\_\_\_.

The rental period starts on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_\_\_:\_\_\_\_  AM  PM and ends on the day of \_\_\_\_\_, 20\_\_\_ at \_\_\_\_\_:\_\_\_\_  AM  PM.

**Rental Amount.** The total rental amount for the period is

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )

**Security Deposit and other fees.** The PM reserves the right to retain the Security Deposit after the rental period for 14 days. A refund or deduction from the deposit to satisfy damages will then be processed within those 14 days with an explanation of charges provided to the guest(s). Cleaning and pet fees (if applicable) are non-refundable. There will be a \$50.00 charge for missing gate card and a \$150.00 charge to replace a garage remote or golf cart key.

Cleaning Fee: \$ \_\_\_\_\_

Taxes: \$ \_\_\_\_\_

Other Fees \_\_\_\_\_: \$ \_\_\_\_\_

**Total amount Due: \$ \_\_\_\_\_**

**Termination of Agreement.** Should any of the terms of this agreement be violated by the Tenant, the rental period shall be immediately terminated in accordance with applicable law if such violations occur.

When this agreement is terminated, the Tenants waive all rights to process if they do not vacate the premises by the specified date and time. The Tenants must vacate the premises at that time and date agreed upon.

**Maintenance and Repairs of the Property.** The Tenants must notify the PM of any issue with the property that could result in damage(s) to the home. The Tenants will be responsible to pay for any damage(s) that they caused to the property or its belongings. Please make sure to scrape grill after last use and clean the barbeque area by placing all grilling utensils into the kitchen area. Please do not pour cooking grease into the sink. Please do not flush anything other than toilet paper into the toilets. Please strip all beds that were used during your stay and place the sheets and pillow cases on the washing machine. Please place all garbage bags into the garage or place at the curb if the home is scheduled for trash pick-up on the day of your departure. Please only place a garbage bag at the curb as containers will be thrown out in their entirety. There will be a charge to replace the container if it's thrown out.

Please place all keys, remotes, gate passes, cart keys, etc. onto a kitchen counter so that they're visible for the cleaning team. Set the thermostat to 78 degrees when leaving and make sure to secure the door.

**House Rules.** The tenant agrees to abide by the following House Rules at all times and shall ensure all rental guests and anyone else who is allowed on the property abide by them:

- The booking guest must be at least 30 years of age.
- Pets are not allowed unless approved by the PM.
- The check-in time is after 4 PM, and the check-out time is by 11 AM
- Check-in using a keyless entry and code provided by the PM.
- The home(s) are “smoke-free” (home includes garage, Lanai, etc.) It is prohibited to smoke (marijuana or tobacco cigarettes, cigars, electronic cigarettes, or any similar product generating smoke or vapor)
- Between 10 PM and 8 AM, please be respectful of the neighbors and reduce the volume of your noise.
- Please do not walk on the carpet wearing outdoor shoes.
- Please do not park carts on the property’s grass.

**Subletting.** No right of subletting shall be granted to the Tenant.

**Respect Quiet Enjoyment.** Tenants are expected to behave civilly and respect the rights of surrounding property owners while remaining respectful of them. They shall refrain from creating noise or disturbances likely to disturb or irritate the surrounding property owners. As a consequence of creating a disturbance of this nature, this agreement will

be immediately terminated, and Tenants will have to vacate the premises immediately.

**Property Manager and Homeowner Liability.** The PM and Homeowner liability for personal injury or property damage arising from the use of premises is indemnified and held harmless by Tenants and Tenants' Guests, regardless of the nature of the injury or damage. The tenants explicitly acknowledge that any insurance the landlord maintains does not cover their personal property. We encourage the tenant to purchase their own insurance.

**Blue Skies & Palm Tree Properties** wants you to enjoy the property and your stay in The Villages. Please contact David (248) 877-3050 should you have any questions. Thank you for staying with us!

Tenant Signature

Tenant Print Name

Date

Property Manager's Signature

Print Name

Date

