

Short Term Rental Agreement

This agreement is hereby made between _____ here after known as RENTER, and _____, hereafter known as OWNER. RENTER shall rent the OWNER's premises at _____, FL. _____, USA from 4:00 pm (check-in no sooner than 4pm), _____ to 10:00 am (check-out no later than 10 am) _____.

1. **Rental Payments:** The total rent for this Lease shall be the sum of US \$ _____ (with the pool heating). Please make payments in the form of **traveler's checks, bank money orders, cashiers checks or personal checks** payable to Mei Yang or pay **by credit card, paypal**. This payment is due in full with the signed agreement if signing date of this agreement is within 60 days of the check-in date above, otherwise due 60 days before the check-in date above.
2. **Cancellation:** If renter cancels reservation, \$100 processing fee will be charged if the cancellation occurs over 90 days prior to the check-in date. \$200 will be charged if your cancellation is within 60 to 90 days. The security deposit will not be refunded (retained as credit towards rental within one year) if the cancellation notice reaches owner within 30 to 60 day period prior to check-in date. A written notice is needed in the form of a letter or email.
3. **This unit is a NON SMOKING unit. The renter must be over 25 year old. Pets: not permitted.** This is in part out of consideration for future guests who may suffer from allergies or other pet related illnesses. If pets are found in the villa then the property manager or their representative has the right to have them removed from the property. The security deposit will be forfeited.
4. **Lawful Purposes:** Renter agrees to use the premises exclusively for a private residence and in compliance with local municipal ordinances, board of fire underwriters' rules and regulations, and for lawful purposes. In the event the premises are used at any time for unlawful purposes, at owner's option, the owner may declare this Lease null and void.
5. **Liability for Property Damage:** Owner shall not be liable for any loss or damage to personal property belonging to renter, members of renter's family, servants, employees or visitors regardless how such damage or loss that may arise and whether such property is contained in the leased premises, or any portion of the premises. Renter agrees to hold owner harmless of any property claims. Owner is not liable for any damage to renter regardless of the cause of damage.
6. **Liability for Personal Injury:** Owner shall not be liable for any personal injuries sustained by the renter, members of renter's family, servants, employees or visitors regardless how such injuries may occur. Renter agrees to hold owner harmless from any such personal injury claims. Owner is not liable for any damage to renter regardless of the cause of injury.
7. The house 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.

Date

Renter's initial

8. **MAXIMUM OCCUPANCY- The maximum number of guests is limited to 18 persons.** The villa has a rental license stating a maximum number of guests and over-occupancy of our villa will not be permitted. The local property manager has a duty to enforce the stated maximum occupancy and will do so.

9. **Pools & Pool Heating:** Please note that the swimming pool is a free facility included along with the pool home you are renting. The pool has a pool heater that can be switched on at an extra cost. We are happy to arrange this for you should you require it. **In exceptional severe winter conditions is it possible that the pool heater may not be able to maintain the water at a temperature of 80 degrees - this does NOT constitute a malfunction.** ANY issues with the pool heating should be directed to the local management company during your time at the villa so that they can deal with your concerns and you can continue to enjoy your time there. Your villa is fitted with a removable safety fence. It is your decision whether to take it down, and we, the villa owners can not be held responsible if any accidents occur as a result of this fence not being in place.
10. **Conduct:** Your holiday villa is located on a prestigious estate where some of your neighbors maybe Florida residents. We ask that you act in a considerate and courteous manner to your neighbors. We want you to have fun but we also request that noise be kept to a minimum during early mornings and late evenings, particularly around the patio and pool. Please treat the home with respect, have fun, but respect your neighbors and the property.
11. **Security Deposit:** The security deposit shall be the sum of Three Hundred US Dollars (US\$300.00). Please make check payable to Mei Yang or pay credit card. The payment is due with signed agreement. The premises shall be reserved under renter's name as soon as the deposit reaches owner. Please note any oral reservation shall not lock up the property. The deposit is NOT applied toward rent; however, it is fully refundable within (10) days of departure, provided the following provisions are met.
 - a. No damage is done to house or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay. .
 - c. All charges accrued during the stay are paid prior to departure.
12. **Property Damage to Rental Property:** In case the rental property is not returned in its normal condition, wear and tear from reasonable use excepted, based on the inspection report, owner shall supply renter with an itemized list of charges, renter agrees to pay the cost of repair in full, not limited to the deposit amount.

The villa is lovely and beautiful. While you enjoy the villa and your vacation, please respect the house and the furniture. Please take care of the villa to sustain its high quality standard! Thanks!

Date	Renter's Signature	Address / Phone #

Instruction for pay by Paypal or credit card online:
For Mediterranean Peal:

<http://www.disneybestvilla.com/PayPalMethod.htm>