

Short Term Rental Agreement

This short term rental agreement, executed (date) _____, 201__ in consideration of the following covenants, agreements, limitations, conditions by the parties, hereto for themselves, their successors, legal representatives and assigns, hereafter called the "Landlord", doth lease unto: (print Name, Identification Number [ID = driver's license, SS#, or passport #] physical home address, and phone number of all tenants who will occupy the property.

Tenant #1

Tenants Name _____ Address _____

City _____ State _____ Zip Code _____

Tenant ID# _____ Tenant Phone# _____

Tenant #2

Tenants Name _____ Address _____

City _____ State _____ Zip Code _____

Tenant ID# _____ Tenant Phone# _____

Tenant #3

Tenants Name _____ Address _____

City _____ State _____ Zip Code _____

Tenant ID# _____ Tenant Phone# _____

Tenant #4

Tenants Name _____ Address _____

City _____ State _____ Zip Code _____

Tenant ID# _____ Tenant Phone# _____

Tenant #5

Tenants Name _____ Address _____

City _____ State _____ Zip Code _____

Tenant ID# _____ Tenant Phone# _____

Hereinafter jointly, severally and collectively called the "Tenant(s)", for the property located at 5300 Ocean Beach Boulevard, Condo _____, Cocoa Beach, Florida 32931, and is occupied only for residential purposes, for the terms of this short term rental agreement commencing _____ @3pm to _____ @ **Approximately 11:00am**. The rental rate is quoted as **USDS** _____. **Tenants are required to pay a refundable security deposit of \$300. Tenants are also required to pay a cleaning fee of \$95 and the 12% Florida Sales Tax.** The security deposit (which is not taxable) is due and payable within 7 days of the confirmation of the rental period by Landlord. The rental fees, taxes and cleaning fees are due and payable thirty (30) days prior to check-in date. Upon departure of the Tenant, the landlord will initially assess premises for damage to said premises. Any damages will be deducted from the tenant's security deposit. In the event that the damage to the landlord's property exceeds the security deposit, the Tenants agree to pay additional damage amounts 30 days from date the invoice is mailed by Landlord. By signature of this agreement, Tenant's agree to have the disputed matter settled through binding arbitration in Cocoa Beach, Florida for settlement of any disputed amounts. Excluding the provisions for damage, the Landlord agrees to refund the

Tenant's security deposit as soon as possible after departure date, and no later than 30 days of the ending date of this rental agreement.

1. Providing always, that the Tenants hereby abide by the covenants as follows and agree to pay 100% of the rent, cleaning fees, taxes, and security deposit prior to check-in.
2. Tenants agree that the premises can be used and occupied by the Tenants named on this lease.
3. Tenants agree to reimburse for any and all repairs to the said premises including but not limited to wiring, electrical repairs, plumbing, appliances, etc. when damage was caused by the negligence or fault of the tenants.
4. Tenants agree to surrender and deliver up said premises at the end of this rental agreement, without demand, in as good order and condition as when entered upon.
5. Tenants agree and understand that the Landlord has a vested interest in the security, upkeep and condition of the premises and agrees to notify the Landlord as soon as reasonably possible of any and all repairs, defects, maintenance or any drastic changes in the condition of the property. Tenants agree to permit the Landlord or agent of Landlord, without notice, at any reasonable time to enter said premises for the purposes of exhibiting the same or making repairs on behalf of the Landlord's interest in said property.
6. Tenants agree not to use the demised premises or permit the same to be used for illegal, immoral or improper purposes and agree not to make or permit to be made, any disturbances, noise, or annoyance whatsoever detrimental to the premises, or the comfort land peace of the inhabitants in the vicinity of the premises. House Parties are not allowed under any circumstances. If Tenants are found in violation, occupancy will be terminated immediately with no refund.
7. Tenants agree they are coming in with no pets and none shall be allowed to enter or occupy the premises. Any pets brought on to the property by the Tenants will be considered a breach of this contract and tenants agree to immediately vacate the premises. The Tenant agrees to be responsible for all damages caused by pets and agree to forfeit their security deposit in the event that an unapproved pet is found on the premises.
8. Tenants agree that smoking is **Not** allowed on said premises. If smoke is detected in the premises the Tenants will forfeit 100% of their security deposit.

By signature below, the Tenants covenant that the Landlord shall not be held liable for any damage or injury to the tenants, his agents, family or guests or to any other persons entering the premises, (whether or not prior written approval has been obtained by the Landlord). The premises is defined as the whole of the residence, pool, surrounding land, or any equipment, appliances, community areas therein, and Tenant further agrees to and does hereby indemnify the Landlord against such liability. And Tenant further agrees to indemnify and hold Landlord harmless from all claim of every kind in nature rising out of injuries to any persons or property occurring during the time in which Tenants are occupying the premises. Tenant hereby releases Landlord from any liability from any claims that may arise in favor of the Tenant, Tenant's family or Tenant's guests during the term of occupancy. These terms, conditions, covenants and provisions in this agreement shall be governed by the laws and the State of Florida. All Tenants and Landlord must date and print their name clearly, and sign as an indication that they have read and agree to the terms of this rental agreement.

I am over 25 years old. I have read this agreement and I agree with all of its terms and conditions. All eligible Tenants must sign below. Children with adults do not need to sign.

Date	Printed Name	Signature
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You should copy or download two copies of this lease, one to be filled out and sent with your \$300 deposit.