

**free short rental agreement contract download**



## Short-Term Lease Agreement.

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## Short-Term Lease Agreement.

A Short-Term Lease Agreement , sometimes also called a Short-Term Rental Agreement , is a document that outlines the responsibilities of the person renting out the physical space, often called a Lessor, and the short-term tenant, often called a Guest. In all Lessor-Guest relationships, even including those that exist between friends or family members, having a written lease document that outlines all of the terms and conditions of the rental is a necessity. With rental properties, so much can happen between the parties that having everything agreed to in hard copy beforehand will make any disputes down the line a lot easier to deal with.

In any lease, including a short-term lease, the lessor gives the basic information about the rental property - things like how much it will cost, when and how the payments should be made, and what the term is. In a short-term rental, however, what's different is that there are usually also more day-to-day details included, like any specific rules for the rental (things like what areas can and can't be used, whether pets are allowed, whether smoking is permitted, etc.) and more specific information (down to even how the trash gets disposed of). This is because the nature of a short-term rental, like a vacation rental, is usually different than a full lease.

A good short-term lease agreement should have as much as information possible to let the guest know what is expected and how to behave and also ensure the lessor is protected in case things go wrong.

Short-term lease agreements can be very short, like a week or less, or up to a few months. It depends on what is appropriate for the Lessor's needs.

If the situation is a traditional longer-term lease, like an apartment lease, for example, a standard Residential Lease Agreement is likely the document needed.

How to use this document.

This Lease Agreement will help a Lessor create a document that has all the information and rules required for a Guest to undertake a short-term rental of the Lessor's property. Here, Lessor can list basic information, such as guest names and addresses, dates of the rental, and check-in/check-out times. The lessor will also be able to include more detailed information, such as a list of specific, written rules for the rental of the space.

The Lessor will be asked to outline the terms of the pet policy (if pets are allowed) and the means and method of payment. Overall, this short-term lease agreement will provide everything needed between the parties to ensure a good relationship between Lessor and Guest.

Applicable law.

Lease Agreements in the United States are generally subject to the laws of individual states . State laws will cover general contract principles, but also the specifics of lease agreements between two parties. There also may be city-specific laws where the property is - in fact, many US cities have rules on short-term rentals. Business licenses might also be required. It is therefore a good idea to check the specific laws and rules of the city where the property is located, perhaps through a licensed attorney.

How to modify the template.

You fill out a form. The document is created before your eyes as you respond to the questions.

At the end, you receive it in Word and PDF formats for free. You can modify it and reuse it.

Other names for the document: Guest Rental Agreement, Rental Agreement For Vacation Property, Short Term Apartment Lease Agreement, Vacation Guest Rental Contract, Vacation Property Rental Contract.

Free Lease Agreement.

This free lease agreement is suitable for flats or apartments and is typically used for tenancies that last beyond a couple of weeks or months.

Incidentally, you may find in the case of corporate rentals that the company insists their standard lease agreement to be used. That does not mean you have to accept it as is if you are not satisfied with some clauses.

Review the sample document we have on this page and edit it to suit your specific requirements or use sections to augment your existing agreement.

We also have the following free agreements available which may be more suitable for your needs:

Property rental agreement for house rentals. This lease agreement has many additional clauses which are relevant to houses, as opposed to

apartments. A simple, one page rental agreement for weekly or month to month rentals. Rental application forms and rent receipt templates . Guarantor agreement . We make use of this agreement quite often where we let a property to a student or someone who is just starting out. The terms of the guarantor agreement make it binding even if the guarantor were to pass away and through any extensions of the lease. Lease renewal agreement . This is especially useful since it negates having to sign a new lease but does make provision to alter some of the terms of the lease and get all parties to sign their agreement thereof. Eviction notices . Real estate power of attorney , etc.

Guarantor Clause in our Free Lease Agreement.

We did not add one. And there's a very good reason for that.

If you take a look at our free Guarantor Agreement template, you'll see that there are specific obligations set out that the guarantor is agreeing to and which the landlord can legally enforce if the tenant defaults.

And those obligations go much further than a mere mention of a guarantor (or a simple clause for that matter) and having the guarantor sign the last page of the lease.

You need to get the guarantor sign a specific agreement which references the lease. Then attach the lease to the guarantor agreement and give him/her a copy of both.

Lease Agreement.

1. THE PARTIES TO THIS LEASE AGREEMENT ARE:

1.1 THE LANDLORD:

Identity / Social Security or Other (Specify) number:

1.2 THE TENANT:

Identity / Social Security or Other (Specify) number:

Additional Members of the Tenant's Household who will be occupying the Premises:

The parties choose the above stated addresses as their physical addresses for purposes of delivery of any notice, payment of any amount and at which legal proceedings may be instituted relating to this Lease Agreement. Letters or notices delivered by hand or sent by email or facsimile shall be considered received on the same day or if sent by registered mail shall be considered received 5 days after mailing.

2. LOCATION OF THE PREMISES:

3. PERIOD OF LEASE:

The initial period of the lease shall start on the \_\_\_ day of \_\_\_\_\_ 20\_\_\_ and shall end at midnight on the \_\_\_ day of \_\_\_\_\_ 20\_\_\_.

4. EXTENSION OPTION:

4.1 At the end of the initial period of the lease, this lease shall lapse and be of no further force or effect. The Tenant shall have the option to extend the lease for a subsequent period equivalent to the initial period, subject to approval by the Landlord. Should the Tenant wish to exercise this option, application must be made to the Landlord in writing at least 2 (two) calendar months prior to the end of the initial period, failing which the option lapses.

OR.

4.1 The lease shall be automatically renewed after the initial term on a month to month basis under the same conditions, provided that the Tenant's obligations in terms of this lease have been performed satisfactorily.

Acknowledgement by Tenant: \_\_\_\_\_.

4.2 After the initial period of the lease, this Lease Agreement may be cancelled by either the Landlord or the Tenant by giving one calendar month written notice.

5. DEPOSIT:

5.1 The Tenant must deposit an amount of \_\_\_\_\_ with the Landlord on signature of this Lease Agreement. This deposit will be held by the Landlord and shall accrue interest to the benefit of the Tenant at a rate of \_\_\_% per annum. The deposit may be used at any time for any payments due by the Tenant. Whenever any portion of the deposit is so applied, the Tenant shall on demand re-instate the deposit to the original amount. Upon termination of the lease and within thirty days thereafter the balance of the deposit, after deductions for damages (not normal wear and tear), unpaid monies, lost keys and cleaning charges shall be refunded to the Tenant.

5.2 The Tenant shall not under any circumstances be entitled in the final month of the tenancy to withhold payment of the rent or portion of the rent

for the final month and to set off such payment against any deposit which the Tenant may have paid in terms of this Lease Agreement.

#### 6. RENTAL:

6.1 The monthly rental for the premises for the initial period is an amount of \_\_\_\_\_ (in words: \_\_\_\_\_)

6.2 The said monthly rental is escalated annually at a rate of \_\_\_\_\_% ( \_\_\_\_\_ percent) of the monthly rental for the previous year.

5.3 Notwithstanding the annual escalation as per 6.2, the Landlord may increase the rent after giving 30 days written notice in the case of the following: A) Changes required by law B) Changes in rules relating to health and safety C) Increases in property taxes, utilities and property insurance.

6.4 The full rental amount shall be paid monthly in advance on or before the first day of the month, without any deduction, set off or demand whatsoever at:

#### 7. ADDITIONAL PAYMENTS BY TENANT:

7.1 Tenant shall from the date of commencement of this Lease Agreement promptly pay for all expenses incurred by means of water use, electricity and or gas supply, sewer, effluent and sanitary fees, rubbish disposal and all charges arising out of any telephone or other service installed on the Premises.

7.2 A late payment charge of \_\_\_\_\_ is payable if the full rental amount is not received within 5 days of the due date.

7.3 A finance charge of \_\_\_\_\_ is payable if a check is not honored by the bank and thereafter the Tenant must pay by bank guaranteed check or electronic transfer and any bank charges on cash payments must be paid for by the Tenant.

#### 8. DEFAULT AND COSTS:

8.1 Either party may cancel this lease upon default by the other where such default constitutes grounds for cancellation in law.

8.1 Either party may take legal steps to enforce the obligations of the other and claim costs for such legal action to the full extent permissible by law in the specified jurisdiction.

#### 9. THE PREMISES:

9.1. The Landlord and Tenant shall inspect the Premises together before the Tenant moves in and make a list of any existing damages which shall be attached to this lease agreement. When the lease ends, the Landlord and Tenant shall perform the same inspection and any damages caused by the Tenant (beyond normal wear and tear) shall be repaired at the cost of the Tenant.

9.2 The Tenant agrees that he/she is satisfied with the Premises, to use it solely as a private dwelling for the Tenant and additional members of the Tenant's household as specified above and that no more than \_\_\_\_\_ persons may occupy the Premises.

#### 10. TENANT OBLIGATIONS:

10.1 The Tenant shall give written notice to the Landlord within 7 (SEVEN) days after moving in, of any structural defects in the Premises, or any defects not noted during the initial inspection, and the absence of such notice shall constitute prima facie proof of the absence of any defects or missing articles and the good condition of the Premises. Any notice given by the Tenant shall not place any obligation on the Landlord to effect any repairs but will serve only to record the state of repair.

10.2 The Tenant shall allow the Landlord or his agent access to the Premises at all reasonable times with prior arrangement with the Tenant, to inspect the Premises or to carry out any work that may be required to be done and the Tenant shall not be entitled to any reduction in rental while repairs are being done.

10.3 The Tenant undertakes to use and look after the Premises and all it contains, regularly clean and maintain it and return it in the same clean, neat, good order and condition as received. No material or structural changes whatsoever shall be made to the Premises or its contents without first getting written permission from the Landlord.

10.4 Any improvements made to the Premises by the Tenant shall become the property of the Landlord at no cost and may not be removed by the Tenant when the lease terminates. The Landlord may demand or give permission for any removal in writing and the Tenant shall then make good and restore the premises to the original state.

10.5 If a garden forms part of the Premises, the Tenant undertakes to keep it in a neat and tidy condition and fully maintained at his/her expense. The Tenant shall not remove or cut any trees or plants or affect major alterations without the Landlord's prior written consent.

10.6 The Tenant shall allow the Landlord or his agent and/or any prospective Tenant or Purchaser to view the exterior and interior of the Premises during reasonable hours, provided a prior appointment to do so has been made with the Tenant.

10.7 The Tenant must regularly test the smoke detectors to ensure that they are working effectively. Batteries may not be removed except to replace them. It is a duty of the Tenant to inform the Landlord in writing of any defect or malfunction of smoke detectors.

10.8 The Tenant shall not keep any pets or animals in or on the Premises without prior written consent from the Landlord and Body Corporate or Homeowner's Association and the Tenant shall be responsible for any damage to the premises caused by such pet or animal.

10.9 The Tenant shall not provide accommodations for boarders or lodgers or allow the same visitor to stay overnight more than 4 (FOUR) times within any month without written permission from the Landlord, which the Landlord shall not unfairly refuse.

10.10 The Tenant shall not do or allow to be done in any way anything which would increase the premiums of or vitiate the Policies of Insurance on the property.

10.11 The Tenant shall conduct himself/herself and require persons on the premises with his/her consent to conduct themselves in a manner that will not contravene any law, bylaw, ordinance or regulation applicable in respect of the Premises nor cause or permit any nuisance. The Tenant acknowledges receipt of the Rules or Code of Conduct as determined by the Home Owner's Association or Body Corporate or other applicable legal entity and undertakes to abide by it and any amendments made thereto from time to time.

10.12 The Tenant shall return all keys and remote access devices to the Landlord on or before midnight on the last day of the lease period.

10.13 The Tenant shall notify the Landlord in writing within 4 days of moving out of a forwarding address. Failing to do so will relieve the Landlord of sending the Tenant a list of damages against the security deposit.

#### 11. CESSION AND SUB-LETTING.

11.1 The Tenant shall not, without the Landlord's written consent, which consent will not be unreasonably withheld:

11.2 Cede, assign, transfer, alienate, burden any of its rights or obligations under this Agreement.

11.3 Sublet the Premises in whole or in part or give up possession of the Premises to any third party.

11.4 The Landlord may at any time transfer all or any of his/her rights and obligations under this lease and the Tenant hereby consents to such transfer.

#### 12. OBLIGATIONS OF THE LANDLORD:

12.1 The Landlord shall be liable to promptly pay all rates and taxes / levies payable in respect of the Premises to the local authority / body corporate / share block company / home owner's association concerned.

12.2 The Landlord shall be responsible for maintenance and repairs of the main walls, roof and other structural parts of the Premises. It is a duty of the Tenant to advise the Landlord of any defective condition in writing and the Landlord shall take steps to have the defective condition rectified without delay.

12.3 The Landlord shall not be liable for any compensation for any damage suffered by the Tenant as a result of rain, hail, snow, leakage, fire, flooding, storms, riot, theft, robbery or in general any damage whatsoever nor any damage suffered as a result of the interruption of water or electricity or gas supplies or mechanical services to the extent that there is no negligence or willful misconduct on the part of the Landlord. Should the destruction be due to the default or negligence of the Tenant, his family, visitors, servants or persons occupying the Premises under him, the Landlord shall under these circumstances be entitled to claim payment of such damages as the Landlord may have suffered. If in any event the damage suffered to the Premises result in that the Premises is not suitable for the purpose for which it has been leased, it shall constitute a ground for the Tenant or the Landlord to cancel this Lease Agreement.

12.4 The Landlord undertakes that he will not accept any offer for the purchase of the Premises without first offering to sell the Premises to the Tenant. This pre-emptive right must be carried out by the Tenant within 14 (FOURTEEN) days after the offer has been made by the Landlord but in any event shall not affect the duration of this Lease Agreement which shall remain in full force and effect.

#### 13. LIMITATION OF LIABILITY.

The Tenant and any other person associated with the Tenant shall have no claim against the Landlord and associated parties for injury, damages or loss sustained unless due to active and actionable negligence or willful misconduct.

#### 14. NO WAIVER:

Any relaxation by the Landlord as to the obligations of the Tenant on one occasion shall not constitute an amendment to the terms of the lease and does not mean the Landlord cannot enforce his rights on any subsequent occasion.

#### 15. FULL AGREEMENT:

The parties agree that this Lease Agreement contains all the terms and conditions between them and no changes will be valid unless done in writing and signed by all parties. If any clause, or part of a clause, in this Lease Agreement is found to be unlawful, it shall not affect any of the other clauses whatsoever and the balance of the Lease Agreement will remain binding on both the Tenant and Landlord.

#### 16. WARRANTY OF AUTHORITY AND DECLARATION:

Any person or more than one person signing this Lease Agreement warrants his or her authority to do so AND that they have read it and

understand it and voluntarily agree to it.

13. JURISDICTION:

13.1 The parties consent to the jurisdiction of the magistrate's.

(other \_\_\_\_\_) court for the district of

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

LANDLORD: \_\_\_\_\_.

WITNESS 1: \_\_\_\_\_.

WITNESS 2: \_\_\_\_\_.

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

TENANT: \_\_\_\_\_.

WITNESS 1: \_\_\_\_\_.

WITNESS 2: \_\_\_\_\_.

Additions to your Free Tenant Lease Form

In the case of a furnished unit , simply attach a detailed Inventory to your free lease agreement and also have that signed and witnessed.

It is important to issue the Tenant with a copy of the Rules or Code of Conduct of the Home Owner's Association or Body Corporate or other legal entity pertaining to the Premises.

This document (Code of Conduct) will stipulate additional Terms and Conditions not covered in the free lease agreement. The lease agreement supplied here makes provision for acknowledgement of receipt of the Conduct Rules in clause 10.11.

Additional Clause for Co-letting.

Please Note: If you are letting your property to more than one tenant who will share the rent and responsibilities, you have to add the following clause (let them sign it specifically to make sure they understand) and add additional lines at the bottom of the free property rental agreement for other tenants to sign and be witnessed.

JOINT AND SEVERAL TENANCY:

We understand and agree that our obligations are joint and several. We understand that we will be responsible for our individual obligations as well as the obligations of all other tenants signing this agreement. This includes paying rent and all other terms of this rental agreement.

TENANT 1: \_\_\_\_\_.

TENANT 2: \_\_\_\_\_.

TENANT 3: \_\_\_\_\_.

For the attention of our site visitors from the USA: Lead-Based Paint - Disclosure of any known presence in housing built before 1978 in the U.S.A. To be signed by both parties. Follow this link: Lead Poisoning Prevention for a copy of a Federally approved pamphlet.

This free lease agreement is provided for informational purposes only. It is important to consult with a real estate attorney in your area to ensure that your document complies with the law in your jurisdiction.

Simple (1 Page) Rental Agreement.

A simple (1 page) rental agreement is a type of residential rental contract used for leasing out a unit or home to a tenant. The form contains the bare minimum amount of information to ensure the tenant understands their contractual obligation to the landlord. Although the form is one (1) page in length, it covers several areas, which include:

Name(s) of the tenant(s) Property address Length of the lease Rent amount (\$) Rent due date Appliances Security Deposit Notice requirements Total amounts due Signatures of all parties.

How to Write.

Step 1 – Tenant Name(s) & Property Address.

In the first field, enter the name(s) of the individuals that will be residing in the property. Everyone named will be responsible for ensuring the full

rent amount is paid. Then, write the full address (including unit number) of the rental.

#### Step 2 – Term

Enter the day, month, and year in which the lease will officially begin. After the lease begins, it will exist on a month-to-month basis until it is terminated by either the landlord or tenant (by providing the required notice). Then, enter the amount of rent that will be due per month. This is the total amount the tenant(s) are required to pay as a whole. Each tenant may pay a portion depending on what they agree-to amongst themselves. On the last line, enter the day of the month in which the rent will be due.

#### Step 3 – Late Fees.

A late fee is a penalty that the tenant(s) must pay if they have not paid the rent in full by the due date. The landlord will need to enter:

The number of days that can pass before a late fee is issued (ex: “5th” day); and The total fee (\$) owed by the tenants.

#### Step 4 – Appliances.

Place a checkmark next to any of the appliances that will be included in the rental. If there are any additional appliances the landlord would like to include, this should be specified on the lower line.

#### Step 5 – Security Deposit.

A security deposit is typically equal to one (1) months’ rent, and is used to cover the landlord should the tenant(s) damage the property or another wrongdoing that costs the landlord money. The security deposit cannot be applied towards rent.

#### Step 6 – Notices.

Write the number of days’ notice the tenant(s) must provide the landlord should they wish to terminate the rental agreement. In the next space, write the amount of notice required if the landlord would like to end the lease. See the state-by-state notice requirements prior to entering.

#### Step 7 – Amounts (\$)

On the eight (8) lines provided, enter the amounts that were received and/or are owed by the tenant(s).

#### Step 8 – Signatures.

Each party will need to:

Sign their name on the line provided; Enter the date in which they’re signing; and Print their name legibly beneath their signature.

The agreement is now complete. A copy should be digitally sent or printed and delivered to each tenant.

#### 1-Page (Simple) Lease Agreement.

A one (1) page lease agreement is made between a landlord and tenant to create a simple rental arrangement. The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. This agreement may be used for residential use only and does not include any required State disclosures.

#### Table of Contents.

#### Disclosures.

Lead-Based Paint Disclosure – Must be attached if the housing structure was built prior to 1978.

Move-in Checklist – Required in some States and use to protect the tenant’s security deposit by marking down all known defects on the property at the start of the lease.

#### Rental Application.

Rental Application – Use to properly screen individuals before accepting for tenancy. Upon completion by the potential tenant, the landlord will be able to conduct a criminal and credit background check.

#### Sample – 1-Page Lease.

#### How to Write.

#### I. The Parties.

(1) Agreement Date. Input the document date for this agreement. Generally, this is the day the agreement has been signed by both Landlord and Tenant.

(2) Landlord Identity. The Party responsible for providing the premises to the Tenant for rent must be identified as the Property's Landlord. This Party can also be a Property Owner who deals directly with Tenants or a Property Management Company that handles Landlord responsibilities. In addition to the Landlord's legal name, the mailing address where this Party can be reached by the Tenant must be dispensed. Be advised, the Landlord Address will be where the Tenant will send any legal notices concerning this lease.

(3) Tenant Information. Every Tenant who shall pay rent in exchange for the right to access and occupy the premises through this agreement must be identified with an entry of each one's name and formal mailing address.

## II. Lease Type.

[Choose Option 4 Or Option 5]

(4) Fixed Lease Option . Many written leases will be in effect for one year or longer and carry the condition of terminating only upon a certain date. If this agreement will operate under such conditions then, mark the checkbox "Fixed Lease." After choosing this checkbox, the statement attached to it must be supplied with the first calendar date when the Tenant may occupy the premises as well as the final calendar date of his or her occupancy. If neither Party wishes to commit to the terms of this agreement for a predetermined period of time then, continue to review the next option.

(5) Month-To-Month Lease. Agreements that are under a year will often operate on a month-to-month basis. That is, both Parties (Landlord and Tenant) will allow each other to terminate the lease at any time with a predetermined number of days' notice. If this lease will be in effect on a monthly basis, then choose the checkbox "Month-To-Month Lease." This selection requires that the starting date of the lease be reported to its content. Additionally, the number of days notice that one Party must give the other as warning of the intention to terminate this agreement must be established. It should be mentioned that in many states, the number of days one Party will be expected to give the other as a warning that he or she will terminate a month-to-month lease must be compliant with current statutes of that state.

## III Payment Terms.

[ Select And Complete All Applicable Payment Terms]

(6) Monthly Rent Payment. Generally, the amount of money the Tenant will be obligated to pay the Landlord in exchange for right to occupy the premises will be due once a month. If so, then the "Monthly Rent" checkbox should be selected. Additionally, report the dollar amount that the Tenant must pay the Landlord then, the two-digit calendar day of the month when this rent payment is due.

(7) Security Deposit Submission . A standard requirement that Landlords will set in place is the submission of a security deposit. This is the amount of money that the Tenant will be expected to give to the Landlord to hold during his or her tenancy. If the lease term ends with no costly violations or property damage caused by the Tenant, then the Landlord will return the full security deposit amount. Otherwise, for example in the case of property damage, the Landlord is entitled to keep the amount needed to effect repairs caused by the Tenant that are not considered normal wear and tear. The security deposit amount the Landlord may request as well as the timeline for the return are usually left up to the state where the property is located. If the Tenant must submit a security deposit then fill in the appropriate checkbox and report the security deposit amount the Landlord expects to receive by the time this lease is signed.

(8) Last Month's Rent. If the Landlord intends to receive the amount that will be owed for the last month's rent before this lease is signed, then this option should be selected and the amount due entered. This requirement is often engaged to protect the Landlord from a Tenant who abandons the property in mid-term or without notice.

(9) Additional Requirements. Notice that several blank areas have been placed in this section. If the Tenant must submit additional payments to enter this lease, then each such requirement must be documented. To this end, confirm that an additional fee is required by marking the checkbox next to a set of blank lines then (using the set of lines that follow the selected checkbox), define the reason for the additional payment, produce the dollar amount required of the Tenant for the newly defined payment, and dispense the due date for required for the concerned payment. If no additional payments will be necessary, then continue to the next area.

## IV. Utilities.

(10) Utility Exceptions. A standard responsibility placed on Tenants during their lease term is to obtain and maintain the utilities and services needed for day-to-day activities (i.e. electricity, waste disposal, on-site security). In some cases, a Landlord may have special utilities and services that he or she will assume for the lease term. For instance, the Landlord may cover the general maintenance or landscaping of the property. If this is the case, then list every utility and service that the Landlord will pay for during the concerned tenancy. If the Landlord will not assume payment obligations for any utility or service, then leave this article unattended or write in the word "None." For example, in quite a few Municipalities, the Landlord will be required to pay for the water a Tenant uses on the concerned premises.

## V. Other Terms.

(11) Agreement Provisions. The basics required to define the obligations that must be met by the Landlord and Tenant participating in this lease have been completed (unless local laws place additional requirements on the leasing of this property). For instance, some Municipalities may require disclosure attachments made for properties that required mold treatment while the federal government mandates a lead paint disclosure for properties built before 1976. Any additional paperwork or obligation considered a part of this lease (i.e. the Landlord offers a paid parking space option) should be documented in the fifth section. Neither Party will be responsible for living up to terms not listed within or that are not legally required for the lease of this property. However, if no other terms shall apply, leave this area blank or write in the word "None."



Party Signatures.

(12) Landlord's Signature. This agreement can only be entered through the signature of the two Parties involved. To engage this agreement, the Landlord must sign and print his or her name to the completed document.

(13) Tenant's Signature. Once the Tenant has reviewed the terms and conditions of this lease he or she will need to sign it then print his or her name. This lease will only go into effect after it is completed and signed by both Parties involved.

Search Documents.

Do you need help?

Our support agents are standing by to assist you. Please be aware that our agents are not licensed attorneys and cannot address legal questions.

Vacation rental agreements.

Discover the four unbreakable rules to any vacation rental agreement + Download the same template we give our clients to help them protect their multi-million dollar vacation homes — for free.

Prelude.

About this guide.

If you've found this page, you are most probably thinking of renting out your property as a vacation rental. Or maybe you already are?

Before you do, it's important that you use a proper vacation rental agreement. Not just any agreement — one that will actually protect your business.

Many of the best vacation rental websites offer protection plans within their respective online booking portals, but these plans are often full of loopholes.

On top of that, in the case of a dispute, the booking channels themselves can often show bias in favour of travellers, even when it's the wrong thing to do.

There simply are too many nightmare stories out there, of people getting their properties completely trashed by renters without any legal recourse, or distribution channels unilaterally breaking agreements to protect their own brands.

Don't let this happen to you.

We hope this guide and free download will help provide you with the much-needed clarity you need to make sure that you're making the right choice when it comes to your vacation rental agreements.

Let's get started.

Charles C.

TABLE OF CONTENTS.

Part One.

Enforcing your vacation rental agreement.

As a marketing & management agency working exclusively with luxury vacation homes, we typically book large stays with large groups (often multiple families), where an accidentally broken designer table lamp can cost north of \$1,500.

Needless to say, it's extremely important that the luxury homes we service are well protected.

More often than not, a Primary Guest pays for the entire trip on a given platform or through an agency, but the total cost is often split between multiple parties off-platform.

That's why we've implemented unique marketing and booking management procedures to help ensure that all responsible adult guests sign a secondary agreement, independent of the one agreed to by the Primary Guest at the time of booking.

When implemented properly, this approach helps elevate the booking experience in two very important ways;

A. It increases the level of transparency for each guest. The requirements are always easily visible to guests before they book, and then reiterated post-booking, which in turn reduced the likelihood of a potential dispute.

B. And it allows for the opportunity to personalize a stay even further for each guest, which helps create better experiences, and even create new revenue opportunities.

Every guest has their own social network, both on and offline, and can be a real opportunity for social promotion, word-of-mouth referrals, and earned media.

So just like in the yachting industry, the Primary Guest might pay for the stay, but the fact remains that every person with them is also a guest, should be treated with the same level of service.

At the same time, logically, we believe that every responsible adult guest should also have the same responsibility of mutual respect, should be made aware of all the rules, and should be bound by them too.

Our approach is always a little different because we have to customize it for each property, but the basics are the same.

Ultimately, it's about increasing transparency and the quality of service.

It might take some trial and error, but we encourage you to find out what works best for you and your property.