

Short-Term Rental Agreement

Property: _____

Host: Alaura and Peter Krueger

Guest Name: _____

1. Reservation & Payment

- **Booking Status:** This agreement follows a "Request to Stay." Your reservation is not confirmed until this document is signed and the security deposit is processed.
- **Direct Booking Benefit:** By booking directly, the Guest receives a reduction of up to **25%** compared to standard third-party listing site rates.
- **Payment Schedule:** Full payment of the rental stay is due **[Number]** days prior to arrival.

2. Refundable Security Deposit

- **Deposit Amount:** A security deposit of **[\$[Amount]]** is required.
- **Terms:** This deposit is a "hold" for potential damages, excessive cleaning requirements, or violations of House Rules.
- **Refund Timeline:** The deposit will be released in full within **14 days** after check-out, pending a successful walkthrough by our professional team.

3. Damage & Liability

- **Guest Responsibility:** The Guest agrees to maintain the property in a clean and respectful manner. The Guest is financially responsible for any damage to the dwelling, furniture, linens, or landscaping that occurs during the stay.
- **Coverage Beyond Deposit:** If damages exceed the security deposit amount, the Guest agrees to be invoiced for the balance, which will be charged to the credit card on file.
- **Reporting:** To ensure a seamless experience, please report any accidental damage or maintenance issues immediately upon discovery.

4. Essential House Rules

To maintain our boutique standard and respect our local community, the Guest agrees to the following:

- **Occupancy:** Maximum occupancy is limited to **[Number]** guests. Only registered guests are permitted on the property overnight.
- **Quiet Hours:** 10:00 PM – 8:00 AM. Please be mindful of neighbors.
- **Smoking:** This is a strictly **smoke-free and vape-free** property. Evidence of smoking inside will result in an automatic **\$500 deep-cleaning fee**.
- **Pets:** [No pets allowed / Pre-approved pets only].
- **Events:** No parties, large gatherings, or unapproved commercial photography/filming.

5. Cancellation Policy

- Cancellations made **[Number]** days or more before arrival will receive a full refund.
- Cancellations made within **[Number]** days of arrival are [Non-refundable / 50% refundable].

6. Agreement & Signature

By signing below, I acknowledge that I have read, understood, and agreed to the terms of this Rental Agreement and the House Rules for the Bradenton Florida Bungalow.

Guest Signature: _____ **Date:** _____

Host Signature: _____ **Date:** _____