**GM PROPERTIES SHORT TERM RENTAL AGREEMENT**

1. This Short Term Rental Agreement (the “*Agreement*”) is made by and between **GM Properties -Geraldine Jackson**\_ (“*Homeowner*”) and  (“*Guest*” **must be 25 years or older**) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

The property is furnished and includes:

|  |
| --- |
| Filtered Water  Laundry soap  Washer and Dryer  Activities guide  Restaurant Dining Guide  Toilet paper  Paper towels  Linens  Soaps  Shampoo  Central air & heating  Television in each bedroom and one in living room  Wireless Internet Access  Gas Grill  Patio Furniture  **Kitchen:**  Refrigerator, microwave, air fryer, blender, coffee maker, oven, toaster, dish washer, cooking utensils, dinning flat ware, dishes, pots and pans |

2. Rental Party: The rental party shall consist of Primary Tenant and the following persons: Please provide names of the all additional adults tenants:

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
4. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
5. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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3. Maximum Occupancy: The maximum number of guests is limited to 6 persons.

4. **Term of the Lease**: The lease begins at **\_5 p.m.\_\_\_\_\_\_\_\_\_\_\_\_** (the “*Check-in Date*”) and ends at **11a.m. on \_ \_\_ (unless otherwise negotiated extension)**(the “*Checkout Date*”). Early check in is not allowed without permission from the owner. Upon receipt of the signed short-term lease agreement, the primary tenant will receive an email with a security code 48 hours prior to arrival, that will allow keyless entry into the property. This code is for the front door.

5. **Minimum Stay**: This property requires a 4 night minimum stay.

6. **Rental Rules**: Tenant agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else that the tenant permits on the property to abide by the following rules at all times while at the property.

7. **Access**: Tenant shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. If there are any problems with the property at check-in, tenant shall inform homeowner immediately by calling: 678-485-8772 or 404-434=6190

9.  **Cancellation Policy**: If Guest wishes to cancel his/her reservation, the rental fee will be refunded as follows:

**50** % if cancelled 60 days prior to the Check-in-Date

**0** % if cancelled 59 days or less prior to the Check-in Date

10. **Insurance**: We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:\_\_Allstate and Progressive

11. **Payment**: Acceptable payment methods are **[PayPal]**. If you wish to use a credit card, please utilize the PayPal site to submit your payment.   
 The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.GM Vacation Properties:

**Sign Name**: Geraldine Jackson **Print Name**: Geraldine Jackson **Date**: \_\_\_\_\_\_\_ **Phone #** (during stay): 404-434-6190 or 678-485-8772

**Primary Responsible Guest**: [Electronic signature]: (You can use a “block” type font for your printed name and a “script” type font for your signature.)

**Print** Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Sign** Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Phone #(s)** (during stay):

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**Exhibit A**

**RENTAL RULES**

**Smoking is NOT ALLOWED INSIDE THE HOME; Any violation will be accessed a $250.00 fee.**

People other than those in the Tenant party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of the Primary Tenant.

The Homeowners 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 tenants. By accepting this reservation, it is agreed that all tenants are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite onto the premises.

Keep the property and all furnishings in good order. Changing or removing interior and exterior decor is not permitted. Only use appliances for their intended uses.

**Pets are NOT allowed.**

**Parking**: Parking is limited to 3 vehicle(s).  Vehicles are to be parked in the driveway.  Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Tenants are required to respect other properties and are not allowed to park on the sidewalk or grass or in other homeowner’s driveways.

**Housekeeping**: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Housekeeping is done upon check out. For those Tenants renting for several weeks, housekeeping services will be arranged and provided based on further discussion with guest at an additional cost. Beach towels are provided.

**Fireplace**: For fire safety reasons we only use candles in the fireplace. They are be provided for your use.

**Welcome Manual**: Please review **The Welcome Manual,** located on the counter, that covers specific aspects in and around the home. Please complete our satisfaction survey as well, to help us understand how we can better service your vacation needs or if we met your expectations.

**Storms**: No refunds will be given for storms.

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**Emergency / Fire / Evacuation**: In the event of fire, there is a fire extinguisher readily available. Emergency contact numbers are listed in the manual. Although accidents do happen,

guests will be subject to incur costs for additional damages and repair in the unfortunate event of fire. First Aid materials are located in the kitchen pantry. GM Properties is not responsible for and cannot control the weather therefore refunds are not allowed in the event that inclement weather occurs and contributes to any emergency evacuation from the property. In the event of a power outage, emergency lighting will be available via candles and flashlight in kitchen drawer. Typically the storms in Florida have resulted in multiple power outages that are beyond the owner’s control. Upon notification, the owner will notify the local power company to report the outage. Anything over 5 hours of power outage, the owner will periodically notify tenants of an updated status report from the power company.

**Candle Burning**: Please use caution if using candles. Please do not allow candles to burn without oversight / supervision. Please do not allow candles to burn over night or leave property with candles lit.

**Loud Music**: GM Properties prides itself in providing Vacation Rentals with Peace in Mind… please be mindful that there is a city noise ordinance that governs extremely loud music and you will be fined / ticketed.

**Unapproved Events:** The house is located in a quiet, residential, community. The rental property’s intended use is for relaxation, vacationing, and family fun. All other uses must receive written approval from the GM Property owners. **Unapproved uses will immediately nullify this agreement and may result in legal action!**

**Conduct**: It is the expectation of the tenants occupying the premises of GM Properties that they will abide by all ordinances of the law as law abiding citizens and to abide by generally accepted codes of conduct as members of a Homeowners Association. Any activities that would require police authority for intervention **will result in immediate termination of this Short-Term Rental Agreement and forfeiture of all rental payment.** Please keep peace in mind and enjoy your time with us.

The deck is furnished with a gas grill for your use. Please be responsible and insure the area is cleaned up and the gas is turned off after every use.

**GM Properties (SHORT TERM RENTAL AGREEMENT)**