Meadow on Main

Sample Short-Term Rental Agreement

SAMPLE — names, dates and amounts are blank. This is the agreement our direct-booking guests sign; yours will be filled in with your party, your dates and your amounts before signing.

This Short-Term Rental Agreement (the "Agreement") is made by and between Allen and Daniela Clark ("Homeowner") and _____ ("Guest"), as of the date 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:

1. Property

The property is located at 1850 Main St, Cavendish, VT 05142. It is furnished and includes, among other things, a stove, oven, dishwasher, refrigerator, microwave, propane BBQ, Wi-Fi internet, three bedrooms plus a bunk room, 2 baths, linens, towels, a furnished kitchen (dishes, glasses, utensils, knives, misc. cooking appliances, pots, pans), washer, dryer, foosball table and patio furniture — generally as depicted in the online advertisement for the home's rental.

2. Rental party

The rental party shall consist of Guest and the following persons, as well as up to two dogs (with prior approval):

- _____
- _____
- _____
- _____

Only the people listed here may stay at the property overnight.

3. Maximum occupancy

The maximum number of guests is limited to 8 persons.

4. Term

The lease begins at 4:00 p.m. on _____ (the "Check-in Date") and ends at 10:00 a.m. on _____ (the "Checkout Date"). Earlier check-in will be accommodated if possible.

5. Rental rules

Guest agrees to always abide by the attached Rental Rules while at the property, and shall cause all members of the rental party — and anyone else Guest permits on the property — to abide by the attached rules at all times.

6. Access

Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. Rental rate and fees

A refundable security deposit is required to reserve the property. A 50% deposit on rent and cleaning fee is due by the date shown below. The balance is due prior to check-in.

- Refundable security deposit: $ _____ — due _____
- 50% of rent and cleaning fee: $ _____ — due _____
- Balance: $ _____ — due prior to check-in
- Rent: $ _____ · Cleaning fee: $ _____ · Vermont rooms tax: $ _____
- Total rent, cleaning and tax: $ _____

8. Insurance

We encourage all renters to purchase traveler's insurance. Direct bookings do not carry the built-in protections of Airbnb or Vrbo, so we recommend renters carry their own renters/travel insurance.

9. Cancellation policy

Guest may cancel at least 30 days prior to check-in without penalty. If Guest cancels 1–30 days before check-in, the 50% deposit is forfeited.

10. Damages

Guest agrees to be responsible for all damage to the property or its contents caused during their stay, reasonable wear and tear exempted. Within 5 business days of checkout, Guest will be provided with a statement of any damages charges or extraordinary cleaning charges, if any, and a return of the security deposit less any charges incurred.

Homeowner: Allen and Daniela Clark, Cavendish, VT — contact through meadowonmain.com.

Guest name: _____

Mailing address: _____

Email: _____ Phone: _____

Rental Rules and Regulations

Rental address: 1850 Main St, Cavendish, VT — part of the Agreement

1. Check-in and check-out. Check-in time is after 4 p.m. and check-out is 10 a.m. No early check-ins or late check-outs without prior approval.

2. Non-smoking property. Guests may not smoke in the house or anywhere on the grounds.

3. Dogs. Dogs are permitted only with prior approval. All dogs must be on leashes at all times, or must be on voice command and stay within the boundaries of the property. Dog owners are responsible for cleaning up any/all pet refuse, except in wooded or tall grass areas. The house owners assume no responsibility for illness or injury that may occur to dogs or humans while on the premises.

4. Maximum occupancy. The maximum number of guests is limited to eight (8) persons, firm.

5. Trash and recycling. Vermont state law requires recycling. Please use the recycle bin for mixed recyclables. Trash and recycle bins are in the garage.

6. Check-out procedure. Please ensure that all dishes are either clean and put away, or in the dishwasher with it running when you leave. Please strip the beds.

7. Neighborly behavior. Guests may not act in such a way as is likely to disturb the neighbors. Upon any complaints from our neighbors, the guests are subject to immediate eviction. In the case of an eviction, no refunds of the rent or deposit will be made.

8. Weather conditions. No refunds will be given due to unfavorable weather conditions during your stay unless a government agency orders a mandatory evacuation of the area.

9. Release of liability. The owners are not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. The owners 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 from others whom they invite to use the premises.

By signing below, I agree to all terms and conditions of this Agreement.

Guest Signature: _____ Date: _____

Name (please print): _____

Homeowner Signature: _____ Date: _____

Name (please print): _____