

Short Term Rental Agreement

This agreement is hereby made between Yanhong Feng, hereafter known as OWNER, and _____ (print), hereafter known as RENTER. RENTER shall rent the OWNER's specified premises at **XXXX Lonesome Dove Dr., Kissimmee, FL 34746**, from 4:00 pm (check-in no sooner than 4pm) of _____ (date) to 10:00 am (check-out no later than 10 am) of _____ (date).

1. **Full Payments:** The total rent for this Lease shall be the sum of _____ US DOLLARS (US\$ _____), plus pool heating fee (Optional) _____ US DOLLARS (US\$ _____). This payment is due in full with signed agreement if signing date of this agreement is within 60 days of the check-in date above, otherwise due immediately. Cashier's check, money order and traveler's check are preferred, personal check is accepted under certain conditions. A \$25.00 fee is applicable to bounced check. The owners reserve the right to cancel the booking if payment is not received by the due date. Make check payable to Yanhong Feng.

2. **CANCELLATION CHARGES.** You may cancel the booking at any time. However, the cancellation results the following charges:

- More than 60 days prior to the check-in date: Deposit only
- Between 30 and 60 days prior to the check-in date: Deposit plus 50% of the rent.
- 30 days or less prior to the check-in date: 100% of the rent.

A written cancellation notice is **required** in the form of a letter or email.

3. **Lawful Purposes:** Renter agrees to use the premises exclusively for a private residence and in compliance with local municipal ordinances, board of fire underwriters' rules and regulations, and for lawful purposes. In the event the premises are used at any time for unlawful purposes, at owner's option, the owner may declare this Lease null and void.

4. **Liability for Property Damage:** Owner shall not be liable for any loss or damage to personal property belonging to renter, members of renter's family, servants, employees or visitors regardless how such damage or loss that may arise and whether such property is contained in the leased premises, or any portion of the premises. Renter agrees to hold owner harmless of any property claims. Owner is not liable for any damage to renter regardless of the cause of damage.

5. **Liability for Personal Injury:** Owner shall not be liable for any personal injuries sustained by the renter, members of renter's family, servants, employees or visitors regardless how such injuries may occur. Renter agrees to hold owner harmless from any such personal injury claims. Owner is not liable for any damage to renter regardless of the cause of injury.

6. **Security Deposit:** The security deposit shall be the sum of TWO HUNDRED US DOLLARS (US\$200.00). The payment is due with signed agreement. The premises shall be reserved under renter's name as soon as the deposit reaches owner. Please note any oral reservation shall not lock up the property. Two weeks after checkout date, the deposit shall be sent back to renter. In case the property has any damage that leads to repair, the deposit may not be fully returned.
7. **Property Damage to Rental Property:** In case the rental property is not returned in its normal condition, wear and tear from reasonable use excepted, based on the inspection report, owner shall supply renter with an itemized list of charges, renter agrees to pay the cost of repair in full, not limited to the deposit amount.
8. **Inventory:** No items may be removed from the house. Recover the state of the premise before check-out. Only management personal can change the pool setting. Any unauthorized adjustment may result in deduction from deposit. Please report any breakage or damage to the management.
9. **House Rules:** For the comfort of all our guests please note that our premise is a **non-smoking home and no pets are allowed.**

Date _____ Renter's Signature _____

Address _____

Phone # / email _____

Yanhong Feng

3305 Arcola Road, Collegeville, PA 19426 USA

610-539-8592 (Evening and weekend)

484-716-0079 (cell)

yanhongfeng@yahoo.com