



SHORT-TERM

Rental Contract

Flat A

RENTAL PROPERTY:

Landlord/Owner's Name: _____

Address: _____ City: Dawsonville State: GA Zip: 30534

Landlord's Phone: _____ Email: theirispv@gmail.com

Renter's Name: Dee Enete _____

Renter's Phone: N/A _____ Email: _____

Check-In Date: _____ Check-In Time: _____

Check-Out Date: _____ Check-Out Time: _____

This Short-Term Rental Agreement ("Agreement") is made and entered into by and between , hereinafter referred to as the "Landlord," and , hereinafter referred to as the "Renter," collectively referred to as the "Parties," regarding the rental property situated at Valley Drive, Dawsonville, GA 30534, hereinafter referred to as the "Property."

1. RENTAL PERIOD:

The rental period shall commence on March 27, 20xx at 1:00 PM and shall conclude on March 29, 20xx at 11:00 AM, unless mutually agreed upon otherwise in writing by both parties.

2. MAXIMUM OCCUPANCY:

The Property's maximum occupancy is Four (4) person per unit, as agreed upon by the Parties. This lease agreement is for ONE unit, The Iris Flats A.

3. KEYS AND ACCESS:

The Landlord will provide the Renter with NUMBER/Door access code to access the Property.

The Landlord will provide the Renter with an access code for the key locks within 24 hours prior to check-in. The Renter agrees to keep the code confidential. If compromised, the Renter must notify the Landlord immediately. The Landlord reserves the right to change the code for security. Misuse may result in termination of the agreement. The access code will be changed at scheduled check-out time.

4. RENTAL RULES AND RESTRICTIONS:

The Renter agrees to comply with all rules and regulations established by the Landlord, including, but not limited to:

- No subletting or transferring of the rental property.
- No engaging in illegal activities on the premises.
- No hosting of gatherings or events without prior written consent from the Landlord.

5. PAYMENT DETAILS:

The total rental fee for the agreed-upon period is \$XX.xx. The Renter agrees to submit \$XX.xx as a security deposit upon confirming dates, with the remaining balance due no less than 14 days before date of check-in.

6. SECURITY DEPOSIT:

The security deposit serves to reserve/hold the Property for the dates mentioned and will be applied to the total cost to rent during the rental period. There is no refund after date of check-in.

Renter agrees to pay for all damages that occurred during the rental period.

7. FEES AND CANCELLATION:

In the event of cancellation by the Renter, the following fees shall apply:

Cancellation by Renter:

- If the Renter cancels the booking less than 14 days before the start of the rental period, the entire booking deposit will be forfeited.
- If the Renter cancels the booking more than 14 days before the start of the rental period, only \$200 is refundable. Cancellation must be in writing.
- If the Renter cancels less than 7 days before the start of the rental period, the Renter will be responsible for the full rental amount.

Cancellation by Landlord:

- In the unlikely event that the Landlord needs to cancel the booking for reasons beyond their control (e.g., property damage, maintenance issues), the Renter will receive a full refund of all payments made.

No-show:

- If the Renter fails to arrive and occupy the property on the agreed-upon start date without prior notice, the part or full rental amount will be forfeited.

Early Departure:

- If the Renter decides to depart earlier than the agreed-upon end date of the rental period, no refund will be provided for the unused portion of the rental period.

8. INSURANCE:

The Renter is advised to obtain appropriate insurance coverage for personal property and liability during the rental period. It is also recommended that the Renter obtain travel insurance to cover unforeseen circumstances that may result in cancellation or interruption of the rental period.

9. CLEANING

The Property will be provided to the Renter in a clean and habitable condition. The Renter agrees to leave the Property in a similar state upon departure. Cleaning fee is included in the total cost to rent.

10. AMENITIES AND FURNISHINGS:

The Property includes the following amenities and furnishings:

- One Fully furnished apartments

11. USES OF PROPERTY:

The Property shall be used solely for residential purposes and not for any commercial, illegal, or hazardous activities.

No parties permitted on the property.

12. SECURITY:

The Renter is responsible for maintaining the Property's security during the rental period. All doors and windows must be securely locked when the Property is unattended.

13. NOISE POLICIES:

The Renter agrees to maintain noise levels at a reasonable level and to respect neighboring properties' quiet enjoyment. The Renter acknowledges that the neighborhood quiet hour begins at 12 AM.

14. SMOKING POLICIES:

Smoking and vaping is strictly prohibited inside the Property. Smoking and vaping permitted outdoors on the deck and porches.

15. PETS:

Pets are not allowed on the Property unless otherwise agreed upon in writing by the Landlord.

16. ADDITIONAL CLAUSES:

- No items shall be removed from the property.
- Renter is responsible for all damages that that occurs during the rental period.

17. ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between the Parties, superseding all prior agreements, whether written or oral.

18. LIMITATION OF LIABILITY:

The Landlord assumes no responsibility for any loss, damage, or injury to the Renter or their guests during the rental period.

19. INDEMNIFICATION:

The Renter agrees to indemnify and hold harmless the Landlord against any claims, liabilities, losses, damages, expenses, or costs arising from the Renter's use or occupancy of the Property.

20. VIOLATION OF AGREEMENT:

Violation of any terms of this Agreement may result in immediate termination of the rental period and forfeiture of the security deposit or any monies paid .

21. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of Georgia, United States.

The Parties hereby acknowledge and agree to the terms and conditions set forth in this Agreement:

Landlord's Signature

Date

Renter's Signature

Date