

PLEASE NOTE: These forms are furnished as a guideline only. Only use the information that is applicable to your situation when creating an agreement between home rental parties. You may delete or modify any sections to document your specific arrangements.

Home Rental Agreement Guidelines

We, the undersigned, agree to the following conditions for the rental of accommodations. This agreement is between _____, herein called "Owner/Landlord," and _____ herein called "Tenant."

1. PREMISES

Owner/Landlord hereby agrees to rent to Tenant the dwelling located at this property address:

2. OWNER/LANDLORD/TENANT INFORMATION

The Owner/Landlord and Tenant are as follows:

Owner/Landlord Information

Owner/Landlord's Name: _____

Listing # _____

Address: _____

Email: _____

Telephone Contact: _____

Emergency Contact Name: _____

Emergency Contact Telephone: _____

Tenant Information

Tenant's Name: _____

Listing# _____

Address: _____

Email: _____

Telephone Contact: _____

Emergency Contact Name: _____

Emergency Contact Telephone: _____

3.TERM

The dates for the home rental will be:

from _____ to _____ (DD/MM/YYYY).

4.RENT

Tenant agrees to pay Owner/Landlord the sum of _____ per ___ week ___ month (check one) in advance. Payments must be made by a personal check, a cashier's check, or a money order made out to the Owner/Landlord unless other arrangements are made and approved by the Owner/Landlord.

5.SECURITY & DAMAGE DEPOSITS

Tenants hereby agree to pay a Security Deposit of _____ due at the time of signing this agreement to secure the dates of the stay. This Security Deposit will be applied to the total amount of rent due, either as part or all of the first month or last month's rent (if applicable). Agreed upon details as follows:

Tenants hereby agree to pay a Damage Deposit of _____ to be refunded upon vacating, returning the keys to the Owner/Landlord and termination of this contract according to other terms herein agreed.

This deposit will be held to cover any possible damage to the property. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Owner/Landlord until after Tenants have vacated the property.

Then, Owner/Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This Damage Deposit money minus any necessary charges for repairs, cleaning, etc., will then be returned to Tenant with a written explanation of deductions, within _____ days after Tenant has vacated the property.

6.CANCELLATIONS AND REFUNDS

If arrangements are cancelled _____ months before the start date noted in Section 3, there will be a refund of _____% of the Security Deposit and _____% of any Rent already paid.

If arrangements are cancelled _____ days before the start date noted in Section 3, there will be a refund of _____% of the Security Deposit and _____% of any Rent already paid.

Or, fill in your own Cancellation Policy:

7.HOME INSURANCE/LOCAL FEES

The Owner/Landlord agrees to pay all insurance fees (house & contents) in her/his own country. Tenant acknowledges that Owner/Landlord will not provide insurance coverage for Tenant's property, nor shall Owner/Landlord be responsible for any loss of Tenant's property, whether by theft, fire, acts of God, or otherwise. The Owner/Landlord will pay all land rates or property taxes, mortgage, body corporate fees, TV/Radio/Internet License, and any other Services Levy in her/his own country.

8.UTILITIES

All utility fees incurred by the Owner/Landlord before the rental will be paid by the Owner/Landlord. Tenant will be responsible for arranging and paying for all utility services required on the premises, with exception to services the Owner/Landlord has agreed to provide as listed below:

Type of Utility / Provider:	Paid By:
Electricity _____	_____
Water _____	_____
Internet Access _____	_____
Other (specify) _____	_____
Other (specify) _____	_____
Other (specify) _____	_____
Other (specify) _____	_____
Other (specify) _____	_____
Other (specify) _____	_____

Note: Tenant shall not default on any obligation to a utility provider for utility services at the Property.

9.CONDITION OF PREMISES

The home, its fittings and appliances should be left in a maintenance-free condition and in good working order at the commencement of the rental by the Owner/Landlord. Detailed instructions for the appliances and equipment will be provided separately.

10.MAINTENANCE AND REPAIR

- A. The Tenant is responsible for maintaining the home in good and sanitary condition, which includes incurring minor upkeep and cleaning costs (such as replacing burnt out light bulbs). Additionally, the Tenant is responsible for any costs to the house, its fittings, appliances and contents whenever damage to such items shall have resulted from Tenant's misuse, waste, or neglect, or that of the Tenant's family, agent, or visitor. Broken/damaged articles should be replaced by articles of equivalent quality.
- B. The Tenant is responsible for maintaining the lawns, gardens, and pool if the Owner/Landlord has specified that these tasks are required of the Tenant.
- C. The Owner/Landlord is responsible for any costs incurred for the home, its fittings, appliances and contents that can be attributed to normal wear and tear. The Tenant agrees to promptly contact the Owner/Landlord or the Owner/Landlord's Agent who will authorize that the necessary repairs will be carried out. Accounts for any such costs will be forwarded to the Owner/Landlord or the Owner/Landlord's Agent for payment.
- D. All items used by the Tenant and persons admitted to the home should be left in a state of good repair at the conclusion of the exchange/rental.

11.RIGHT OF INSPECTION

The Tenants will permit the Owner/Landlords or the Owner/Landlords' Agents, after 24 hours notice or without notice if there is an emergency, to enter the premises to examine the condition of the premises, furniture and effects.

12.ASSIGNMENTS AND SUBLETTING

Tenants shall not sublet the entire premises or any part of the premises, nor shall they assign this Agreement to anyone else without first obtaining Owner/Landlord's written permission. Approval for long-term visitors to stay in the house should be obtained from the Owner/Landlord in writing and the number of tenants who will be staying in the house should be discussed and agreed upon beforehand. Nurses or maids required to care for the Tenants during an illness are an exception from this provision.

13.SECURITY

Premise is to always be securely locked when unoccupied. In addition to being a safety measure, this is necessary to comply with conditions of insurance. Should tenants lock themselves out of the dwelling and be unable to gain access through their own resources, they may call upon professional locksmith or the Owner/Landlords. In either case, they are responsible for payment of the charges and/or damages involved.

14.ALTERATIONS

Tenant shall make no alterations, decorations, additions, or improvements in or to the premises without Landlords' prior written consent, and then only by contractors or mechanics, or other approved by the Owner/Landlord. All alterations, additions, or improvements upon the premises, made by either party, shall become the property of the Owner/Landlord and shall remain upon, and be surrendered with said premises, as a part thereof, at the end of the term hereof. They acknowledge that they will be responsible for and pay any damage done by rain, wind, hail, tornadoes, etc., if this damage is caused by leaving windows open, allowing stoppage and/or overflow or water and/or sewage pipes, broken windows or doors, torn screens, broken door, and window locks, etc., or any damage caused while Tenant has occupancy.

15.PETS

The Pet Policy in the home is up to the discretion of the Owner/Landlord, who are expected to follow local laws and regulations regarding service animals.

16.SMOKING

Smoking is not permitted unless otherwise specified by the Owner/Landlord.

17.PERSONAL STORAGE SPACE

Space in closets and drawers will be provided for the Tenant's use during the rental time frame.

18.ACCOUNTS RECEIVABLE

At the conclusion of the rental, any unpaid accounts for which the Tenant is responsible are to be forwarded to the Tenant's permanent address.

19.SURRENDER OF PREMISES

At the expiration of the agreement, Tenant shall quit and surrender the House. The Tenant can only remain on the premises beyond the date and time of lease termination if the Owner/Landlord and Tenant have extended this agreement in writing, and both have signed the extension.

The Tenant will clean the Owner/Landlord's home or pay for the Owner/Landlord's house-cleaning service so that at departure, the home is in the same condition as at arrival.

20.USE OF ADDITIONAL FACILITIES

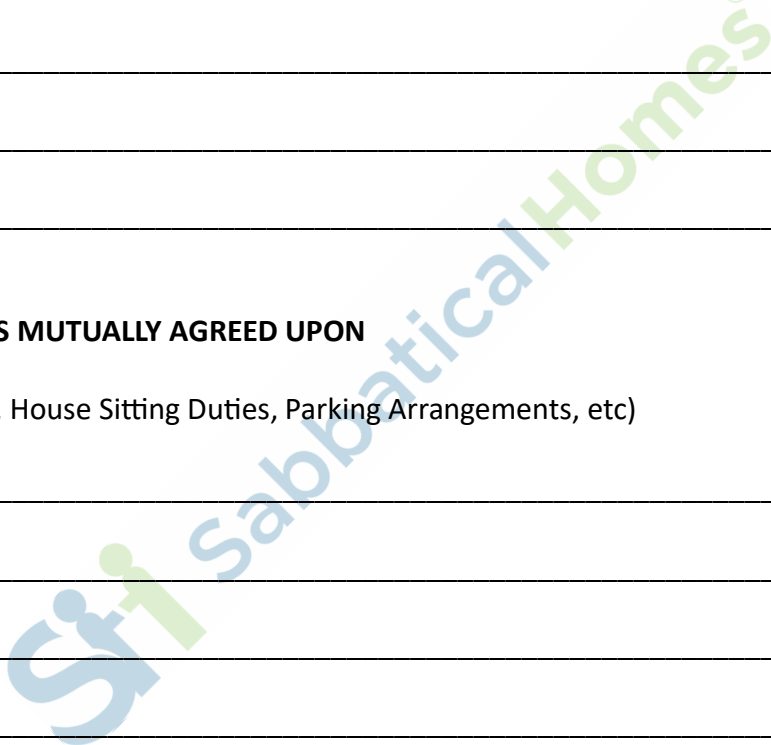
(e.g., clubs, membership cards, pools, extra homes, boats or other recreational equipment that are offered during the home rental)

21.ARRANGEMENTS FOR KEYS

(e.g., mailing them beforehand or leaving them with a neighbor or in a lockbox with a code)

22.OTHER POINTS MUTUALLY AGREED UPON

(Cleaning Service, House Sitting Duties, Parking Arrangements, etc)



It is understood and agreed by both parties that the home rental is a noncommercial arrangement. The Tenant is a guest for the specific period.

Agreed to by (Owner/Landlord)

Printed Name: _____

Signature: _____

Date: _____

Agreed to by (Tenant)

Printed Name: _____

Signature: _____

Date: _____

Other Occupant Name(s)

Effective Date _____

Ending Date _____

Rent Due Date _____

Weekly/Monthly Rental Rate _____

Security Deposit Amount Due & Due Date _____

Damage Deposit Amount Due & Due Date _____

First Month/Last Month Rent Due (If Applicable) _____

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