
SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between “Homeowner” and “Guest” (*person reserving rental property*) as of the date first payment is received from Guest. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property location including exact address will be provided after booking. We are located in St Pete Beach, Florida and Bodega Bay, CA.

The property is furnished and includes use of wifi, cable/satellite tv, appliances, linens, towels, and beach supplies. All units have air conditioning and heat.

2. Rental Party: The rental party shall consist of the Guest and only the other people listed on the reservation request. Guests are not allowed to invite people not listed on the reservation onto the property or to use items meant solely for guest use. Examples of items may include but are not limited to beach chairs and bicycles.

3. Maximum Occupancy: The maximum number of guests is limited to the number listed for the unit on our website. All guests must be registered when booking.

4. Term of the Lease. The lease begins. At 4pm on the “*Check-in Date*” and ends at 11 a.m. on the “*Checkout Date*”. Acceptance of payment for reservation dates does not constitute an agreement for an extension for any dates outside of rental dates.

5. Minimum Stay: This property requires a minimum stay.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. This includes Homeowner access to check on excessive noise from guests or from registered pets. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

- a. Damage Deposit: A damage deposit of \$300 is due at Check-In Date. This is refunded within 48 hours of checkout if there is no damage.

The deposit is for security and shall be refunded within the 48 hour period following the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, or if you have any other concerns at check in Guest shall inform Homeowner immediately.

- b. Rental Rate. The base rental rate for the term listed will be on your summary of charges that you will see before payment is made. This will include the cleaning fee and the taxes. Occupancy taxes are 13% tax for County and State on Florida rentals and 12% tax for County and State on California rentals.
- c. Payment is due via the website at time of signing this lease.

9. Cancellation Policy: If Guest wishes to cancel the reservation at least 60 days before the check in date, the fees already paid will be refunded in full. If Guest wishes to cancel the reservation at least 30 days before the check in date, 50% of the fees already paid will be refunded. Any cancellations within 30 days of the check in date will not receive a refund except for occupancy taxes paid.

10. Refund policy: No refunds are given except as set forth in the cancellation policy above. Any concerns that the Guest has while at the property must immediately be brought to the attention of Coastal

Cottages by texting or calling 401-864-4495. Coastal Cottages will attempt to remedy the situation as quickly as possible. No refunds are given for loss of local utilities due to no fault of owner (i.e. temporary loss of electricity, cable outages, etc)

The Guest agrees to the terms of this Short Term Rental Agreement, as evidenced by the remittance of any payment for the reservation.

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed at any time on this property indoors or outside. This includes cigarettes, cigars, marijuana and vaping. Evidence of smoking either by left behind paraphernalia or by scent will result in a \$250 additional non refundable fee.
2. People other than those in the Guest party set forth above may not be on the property without Homeowner approval. Any person invited on the property by the Guest is the sole responsibility and liability of Guest.
3. 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 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 others whom they invite to use the premise.
4. Keep the property and all furnishings in good order. Doors must be locked when leaving property.
5. Only use appliances for their intended uses.
6. Parking: Parking is limited to 1 or 2 vehicles (depending on which unit is rented). Vehicles are to be parked in designated parking areas only. Any applicable fines/towing fees are the sole responsibility of the vehicle owner.
 - a. Cliffside Cottage has a driveway for parking and can accommodate up to 2 cars/small trucks.
 - b. Pass a Grille Beach condo has reserved parking for the unit for up to 2 cars and they are parked one behind the other.
 - c. Sunset Cottage and Steps to Sand Cottage each have a parking pass for one car. The parking is on the street (Gulf Way) and is free to our guests displaying the valid parking pass. The pass must be surrendered at check out. Any passes not returned will be assessed at the metered daily rate of \$20 per day for the remainder of the calendar year.
7. 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. If you are staying more than one week we can arrange a cleaning service to come on specified days for a fee. Please do not take blankets outside any of the units. At Cliffside Cottage please do not use blankets or linens near the firepit.

PET ADDENDUM

It is hereby agreed by and between *Homeowner* and (*Guest*) that homeowner will allow guest to have the pre-approved dog and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum. Note that no pets are allowed at the beach condo.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet: 1-2 dogs, spayed or neutered

Breed: Per insurance restrictions, the following breeds are not allowed.

1. Any dogs of the following breeds or any mixture that includes any of the following breeds:
 - a. Akita;
 - b. American Pit Bull Terrier;
 - c. American Staffordshire Terrier;
 - d. Catahoula Leopard;
 - e. Chow;
 - f. Doberman Pinscher;
 - g. Fox Terrier
 - h. German Shepherd;
 - i. Husky;
 - j. Pit Bull;
 - k. Presa Canario;
 - l. Rottweiler;
 - m. Staffordshire Bull Terrier; or
 - n. Wolf.

Fees: \$75 per dog, with a maximum of 2 dogs allowed.

Guest hereby agrees to comply the following:

1. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):

a. Must be at least 12 months of age or older.

b. Must be spayed or neutered.

c. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.

2. All pets must be leashed at all times when outside the unit.

3. Guest is responsible for cleaning up any/all pet refuse.

4. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.

5. All pets should be treated with a topical flea and tick repellent prior to arrival.

6. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be assessed within 48 hours of checkout and charged to your card used to book reservation or deducted from security deposit.

7. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.

8. Pet will not be left unattended for an undue length of time. Pet will not be tied up or left unattended on balcony, patio, or porch.

9. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pet while on the property.

Providing payment for this reservation constitutes that you have read and accept the Pet Addendum