



local use taxes. Each resort may have different policies. Renter is responsible for determining the resort's applicable policies for deposits, taxes, and fees.

3. Minimum age for Renter is 21 for all properties.

4. Resort reserves the right to change the unit number at check-in.

5. Owner makes no guarantees about the quality of unit, resort, or amenities offered by the resort. Renter assumes responsibility for ensuring that resort, unit type, and level of services offered matches Renter's requirements.

6. Occupancy shall be no more than the maximum allowed by the resort for the unit (indicated above).

7. Renter agrees to abide by all policies set by the management, refrain from loud noise and to return unit in clean, sanitary, rentable condition or pay costs of same. Renter agrees that there is no smoking allowed in the unit. Renter is responsible for any and all damages.

8. Renter agrees that no pets shall be allowed on resort property. Any fines charged by the resort for pets on the premises shall be paid by the Renter.

9. Owner is not able to cancel this agreement without reimbursing Renter all out of pocket expenses for arranging this vacation. If Renter cancels this agreement, then all monies paid to Owner, thus far, are forfeited.

10. Failure of the Renter's bank to honor one or more check(s) made out by the Renter will result in the lease being void. All monies paid to the Owner to that point are forfeited.

11. This Lease is **not** made with the intention of selling timeshares. There is no requirement for Renter to attend any timeshare sales presentation or purchase anything. However, many resorts are currently selling timeshare weeks and/or vacation club points. It is highly likely that the Renter will be offered the opportunity to attend a sales presentation given by the resort. Any and all gifts given to the Renter for attending said sales presentation remain the property of the Renter. If Renter does attend a presentation, Owner requests Renter to give the Owner's name as a referral. Any and all rewards given to the Owner as a result will remain the property of the Owner.

12. This Lease shall be governed pursuant to the laws of the state of the property; and invalidation of any portion of this Lease shall not invalidate the remainder.

This document contains the entire agreement between the parties, and any changes, amendments, or modifications hereof shall be void unless the same are in writing and signed by the parties hereto. Renter and Owner acknowledge receipt of a true copy of this Short Term Rental Agreement.

The parties below agree to the terms stated above.

|                  |                 |       |
|------------------|-----------------|-------|
| _____            | _____           | _____ |
| Renter Signature | Print Full Name | Date  |

|                 |                 |       |
|-----------------|-----------------|-------|
| _____           | _____           | _____ |
| Owner Signature | Print Full Name | Date  |