




SHORT TERM RENTAL AGREEMENT

Weekly/Weekend Rental Agreement


This agreement is made between Great Northern Rentals, hereinafter "Management", and Applicant, hereinafter "Renter". Management agrees to rent to Renter the selected property (hereinafter referred to as "rental"), under the following conditions:


 **Term:** This agreement shall commence on _____ and terminate on _____. A weekly rental term shall be for seven days, beginning 3:00 p.m. Saturday and ending at 11:00 a.m. the following Saturday. A weekend rental term during off-season shall be from 3:00 p.m. on Friday through 6:00 p.m. on Sunday.


 **Deposit:** A nonrefundable, 50 percent deposit will be required with signed contract to hold the rental property for the dates requested in the Application. Management will acknowledge receipt of the deposit by signing this contract and providing a receipt for the deposit.


 **Rent:** Balance of rent is payable 14 days in advance of occupancy and can be paid by cashiers/registered check, Visa/Mastercard, personal/business check or money order. A receipt for this payment will be issued after payment has been received.


 **Registration Fee:** A \$25 Registration Fee will be charged for registration.


 **Protection Plan Fee:** A \$25 Protection Plan Fee will be charged to every reservation. The fee is a "Peace of Mind Protection" in case any unit damage occurs, **as long as you report the details at check-out**, we will cover the damages. The Peace of Mind Protection Plan excuses the guest from damages up to \$200 as long as the damage is not willful, wanton or a result of gross negligent behavior (excludes damages by a pet). The Peace of Mind Protection Plan is in lieu of a Security Deposit and is required on each reservation. The Protection Plan does not cover fees associated with not abiding by our normal check out procedures (i.e. lost keys, excessively dirty "trashed" units). Management will provide an itemized list of any damages within 45 days following termination of this lease.


 **Hold Over:** Renter shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.


 **Cleaning Fee:** A cleaning fee will be charged based on the size of the property being rented.


 **Sublet:** Renter may not sublet residence or assign this rental agreement without written consent of Management.


 **Fire and Casualty:** If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages.


 **Right of Access:** Management shall have the right of access to rental for repair and maintenance during reasonable hours. In the event of an emergency, Management may enter at any time to protect life and prevent damage to the property.


 **Use:** Rental shall be used so as to comply with state, county, and municipal laws and ordinances. Renter shall not use rental or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other resident's quiet enjoyment of their residence. Any misuse described above shall result in termination of Rental Agreement and no refund of any payments will be issued. Quiet hours, between midnight and 8 a.m. must be respected.

 **Property Loss:** Management shall not be liable for damage to renter's property of any type, for any reason or cause whatsoever.

 **Pets:** Animals, birds or pets of any kind shall not be permitted inside the rental unit at any time unless the prior written approval of Management has been obtained.

 **Indemnification:** Renter releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of (a) Renter's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about rental or premises to renter's invitees or licensees or such person's property; (c) Renter's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against renter as a result of renter's action.

 **Entire Agreement:** This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

 **Failure of Management to Act:** Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

I have read the foregoing agreement and agree with its terms.

Renter/Applicant

Dated: _____

Drivers' License No: _____

Great Northern Rentals

Dated: _____