

# Shield Vacation Homes

8875 Hidden River Parkway  
P.O. Box 100  
Tampa, FL 33602

1010 Northern Blvd  
P.O. Box 220472  
Great Neck, NY 11021

Main Street  
P.O. Box 152  
Gouldsboro, PA 18424

3340 Peachtree Road NE  
P.O. Box 100  
Atlanta, GA 30326

Tel: 1-800-644-6528 Fax: 1-888-465-3570

[www.shieldvacationhomes.com](http://www.shieldvacationhomes.com) or <http://www.ownerwillrent.com>

## SHORT TERM VACATION RENTAL AGREEMENT/CONTRACT

(This form to be used for daily, weekly and/or up to 30-day rental periods only)

1. This Rental Agreement is entered into on the 1st day of the month of January, 2006, by and between Doe, Jane tenant of 123 Main Street, Main City, Main State 11111 and Alan Shield, Owner (Landlord) of the premises, for the premises located at 706 Lake Drive West, Gouldsboro, PA 18424. Tenant agrees to rent the above listed property with occupancy to begin no earlier than 4pm on January 1<sup>st</sup>, 2006 and to terminate by 11am on January 5<sup>th</sup>, 2006. The tenant agrees to pay the rental rate of \$750, for the above listed period to be paid in full with this contract. There is a mandatory cleaning fee of \$50 which will be deducted from the security deposit. Tenant is responsible for the full term of this agreement unless otherwise provided herein. Without the Owners approval, those listed below may only occupy premises.

Below listed are the names of the 8 tenants to be staying within the home fulltime:

<u>Doe, Robert</u>	<u>Doe, Jack</u>	<u>Doe, Maria</u>	<u>Doe, Pat</u>
<u>Doe, Sal</u>	<u>Doe, Fred</u>	<u>Doe, Cathy</u>	<u>Doe, Sally</u>

2. The initial payment submitted as the security deposit of \$200 will be held in a non-interest bearing account in the name of the owner. This deposit was received by the owner on Jan 1, 2006 and has held this home for the above listed dates. The security deposit will hold the home up to 30 days prior to entry. If the tenant requests and based upon availability, the owner may allow the tenant to stay additional time at the rate of \$100 each additional day. If the tenant requested additional service as outlined on the special request (page-3) form attached for service for a total amount of      due in full with this contract. There is a mandatory basic cleaning fee of \$50. This will cover minor cleaning of any uncleaned areas, including sanitizing bathroom, kitchen areas. Any excessive cleaning will be billed to the tenant.

3. Tenant must notify the owner with intent to cancel this lease. Notifications may be written, verbal and must be to the owner only. Refunds will be based as follows: Upon notification 60 days prior to arrival, the security deposit and rental amount will be returned minus a 20% cancellation fee. If within 30-60 days the security deposit and rental amount will be returned minus a 50% fee, and if within the 30-day rental period, all monies will be forfeited. The only exception would be if the tenant has replaced this contract with an equal or greater occupancy during the same time period. Then there would still be the 20% cancellation fee. All holiday must be paid in full 30 days prior to arrival.

4. The security deposit will be released within 30 days subject to the following conditions: (1) Tenant will return the rental property in the same condition as received, normal wear and tear expected, (2) Full term of the rental agreement has expired, (3) All keys have been returned to the office and a satisfactory inventory taken, (4) the telephone bill is reviewed for any charges for usage to be deducted at the a actual cost to the owner, (5) the cable bill is reviewed for any charges for usage to be deducted at the a actual cost to the owner, (6) The electric bill is viewed for any abusive electrical charges as outlined on the local electrical supplier to exceed \$10 per day, (7) any fees imposed by the community, badges, tickets, fines, violation notices requiring a fiscal charge.

5. Any and all ticket/violations issued to the owner's home while occupied by the above listed tenant must notify the owner immediately. Any tickets/violations issued directly to the owner, on behalf of the tenant while occupying the above listed premises will be immediately paid in full by the owner up to \$100 and any additional monies due, or responsibilities from violation will be the responsibility of the tenant. All corespondents will be forwarded to the tenant for there review and/or dispute with the community on their own. Any handling as such by the tenant will require thorough notifications to the owner during full process to insure adequate, timely and proper handling of such violation. Violations include driving violations, noise, drinking, community misuses, etc.

