

Short Term Lease Agreement

This lease is made this _____ day by and between

Jeanne Laskar

(Landlord)

(Tenant)

1. The premises are rented fully furnished and include: appliances and complete kitchen, full-sized washer and dryer, linens, air conditioner, beach towels, beach chairs, etc. **The tenant is responsible for the maintenance all furnishings.**

2. Term of Lease: The lease shall begin 3 p.m. on _____ and end at 10:00 a.m. on _____ at the rate of \$ _____ per _____, a total amount of \$ _____. Full lease amount is due 30 days prior to occupancy. In the event of cancellation, the full lease amount will be refunded up to 30 days prior to occupancy. No refunds will be given after this time. However if Landlord finds replacement tenants, tenant shall promptly receive a prorated refund based on the days not leased to new tenant (*also see security deposit*). A serious effort will be made to lease cancelled space. *There is often a waiting list.*

CHECK-IN TIME IS 3:00 P.M.; CHECK-OUT TIME IS 10:00 A.M.

**NOTE88 Prompt check-out is necessary to allocate adequate time for turnover cleaning services. Arrangements must be made for check-in at least one (1) week in advance.

3. Security Deposit: A security deposit in the amount of \$300 shall be due 30 days in advance. The entire security deposit, or any balance of the deposit remaining after lawful deductions, shall be returned to tenant within 14 days. An itemized account of expenses and a list of phone calls shall be included with amount returned if applicable. Local phone calls are free, however occupant(s) must use phone/credit card for all long distance calls.

4. Terms of Occupancy: The premises are to be occupied by the tenant and the following persons only:

NO PETS ARE PERMITTED. NO SMOKING IS PERMITTED. Violation of the above will result in forfeiture of the entire security deposit and termination of the lease. Tenant shall maintain the premises in a safe and sanitary condition. Furniture shall not be rearranged. All appliances shall be used properly. In addition, tenant agrees to comply with all covenants, conditions, restrictions, bylaws, rules, regulations, and decisions of owner's association or Landlord, which are posted on the premises or delivered to tenant. Tenant shall pay any fines or charges imposed by owners association or other authorities, due to violation by tenant, or the guests or licensees of tenant. Tenant shall not, and shall ensure that guests and licensees of tenant shall not disturb, annoy, endanger, or interfere with other tenants of building or neighbors, or use the Premises for any unlawful purposes, including, but not limited to using, manufacturing, selling, storing, or transporting illicit drugs or other contraband or violate any law or ordinance, or commit waste or a nuisance upon the premises.

Tenant has acknowledged that he/she has inspected the premises and accepts the premises in its current condition.

_____ (to be initialed at time of check-in.)

5. Liabilities: Tenant agrees to assume all liability and hold Landlord harmless from any and all injuries to persons or damage to property caused by Tenant or any on the premises with Tenants permission. Tenant agrees to pay any cost and attorney fees incurred by Landlord in defending any lawsuit or other action brought in reference to such injuries or damage. All personal property in the premises is at Tenant's risk only and Landlord shall not be liable for any damage to it, nor is Landlord responsible for insuring Tenant's personal property.

6. Access: Tenant shall allow Landlord access to the premises for purposes of repair and inspection. Landlord shall exercise this right of access in a reasonable manner. Landlord shall give tenant reasonable notice before exercising this right of access, except in case of emergency.

7. California Tax: This state of California has a Tourist Occupancy Tax (TOT) of 10% for all rentals of less than thirty (30) days. There is not tax for rentals of over thirty (30) days.

8. There is a 4% fee for all payments made through PayPal.

****NOTE**** Reservation fees are refundable if cancellation is received _____ days prior to reservation start date.

THIS LEASE IS A LEGAL BINDING AGREEMENT. Please read and sign

Tenant _____ Date _____

Tenant _____ Date _____

Landlord _____ Date _____

Please complete tenant information

Tenant Name _____

Employer Name _____

Address _____ City _____

State _____ Zip Code _____

Driver License No. _____ State _____

Credit References _____

Home Address _____ City _____

State _____ Zip Code _____

Telephone (____) _____

Cell (____) _____

Fax (____) _____

Email _____