

## SAMPLE SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Kim Trees & D’Rae Ward (“*Homeowner*”) and \_\_\_\_\_ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:  
SAMPLE - Estes Park, CO 80517

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The property is furnished and includes: Varies by Property but always includes the following: Kitchen Items (plates, bowls, glasses, cups, mixing bowls, utensils, refrigerator, microwave, coffee maker, toaster) towels, linens, TV with cable & DVD player, gas grill (with propane tank filled and extra available) outdoor furniture including patio table & chairs, outdoor gas firepit, Wifi

2. Rental Party: The rental party shall consist of Guest and the following persons:

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3. Maximum Occupancy: The maximum number of guests is limited to X persons (depends on property).

4. Term of the Lease. The lease begins at 4 p.m. on the “*Check-in Date*” and ends at 10 a.m. on the “*Checkout Date*”.

5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. Rental Rate and Fees

Damage Deposit: The damage deposit is \$300 on the property. It is due at least 3 days before you check in. It will be refunded within 48 hours of checkout.

A claim may include, but is not limited to the following issues:

- damage to the property or furnishings
- smoke smell inside the cabin
- dirt or other mess requiring **excessive** cleaning
- any other cost incurred to Homeowner due to Guest’s stay

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately. Please text us a picture when you check in, so we can work on correcting the issue.***

Rental Rate. ½ of the payment is due at the time the reservation is made, and the remainder of the payment shall be due 30 days before the Check-in Date.

**8. Cancellation Policy:** If Guest wishes to cancel his/her reservation, the amount will be refunded as follows:

100% if cancelled 60 days prior to the Check-in Date

50% if cancelled 30 days prior to the Check-in Date

**9. Trip Insurance:** We strongly encourage all guests to purchase trip insurance or book with a credit card that has trip protection. We will not issue any refunds that are not in line with our cancellation policy above, nor will we rebook you.

10. Payment: Acceptable payment methods are online through the VRBO website.

11. Hot Tub – (If Applicable): The hot tub is considered a perk at this property. We make every effort to ensure the hot tub is in good working order, but they are notorious for having issues at rental properties. In the event the hot tub is out of service for repairs during your stay no refunds or discounts will be issued.

12. Breach Of Agreement: Failure to comply with any of the agreement will subject you to immediate removal and forfeiture of all rental payments and security deposits.

**By my signature below, I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.**

**The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.**

Homeowner



Kim Trees & D'Rae Ward

Phone #:

970-480-7646

Guest

Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Exhibit A**

**RENTAL RULES**

- 1) **Smoking is NOT allowed – if there is smoke smell INSIDE the cabin you will forfeit your entire \$300 deposit!**
- 2) People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
- 3) The unit is privately owned; the owners 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
- 5) Only use appliances for their intended uses
- 6) Pets are NOT allowed.
- 7) Parking: Parking is limited to 2 vehicles. Vehicles are to be parked in the designated parking spot only. Do not park or block the circle driveway at any time. Parking on the driveway is not permitted. Parking off the property is not permitted.
- 8) Housekeeping/Linen Service: There is no daily housekeeping/linen service, and this cabin does not have a washer/dryer. (4) bath towels, (4) washcloths, and (2) beach towels are provided for your stay. If you require more linens then you will need to bring some of your own, or you will need to visit a laundry mat. The closest laundry mat is Village Laundry located at 172 S St Vrain Ave, Estes Park, CO 80517.
- 9) Fires: NO outside campfires or fires of ANY kind other than in the gas fire pit. Due to the location of the property and its proximity to Rocky Mountain National Park there are no other fires allowed.
- 10) Septic Vault (811 Big Horn): The cabin is on a septic vault. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. No wipes, including the ones that say “flushable”, should be flushed at any time. If it is found that feminine products or wipes have been flushed and clog the septic system, you will be charged the cost of repair.
- 11) Storms: No refunds will be given for weather. Mountain roads can be curvy and steep. Most roads in and around the town and park are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.
- 12) **Most importantly have fun, make yourself at home, and enjoy the view!!**