

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between WinMacDun Properties, LLC (“*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:
Perdido Skye High-rise, Unit 14, 13785 Perdido Key Dr., Pensacola, FL 32507
2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to 4 persons. If there are more than 4 guests at any time, you will be asked to leave and forfeit your deposit and any unused rents.
4. Term of the Lease. The lease begins at 4:00 p.m. on _____ (the “*Check-in Date*”) and ends at 10:00 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. Cancellation Policy: Cancellations that are made 30 – 45 days prior to your arrival date forfeit the reservation deposit. Cancellations that are made 15 – 30 days prior to your arrival date forfeit the reservation deposit and 50% of total costs paid. Cancellations that are made within 14 days of your arrival date forfeit all monies paid. Early departure does not warrant any refund of rental.
8. Pet Policy: There are no pets allowed in the unit. If there are any pets in the unit, you will be asked to leave and forfeit your deposit and any unused rents. An additional fee of \$100 will be charged.
9. Smoking Policy: There is no smoking allowed in the unit. If there is any smoking in the unit, you will be asked to leave and forfeit your deposit and any unused rents. An additional fee of \$100 will be charged.
10. Refund of Deposit: Deposit shall be refunded within (5) business days of departure, provided that:
 - No damage is done to unit or its contents, beyond normal wear and tear.

- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
 - No linens are lost or damaged.
- Any damage that is valued at over \$150 will be charged to the credit card on file.

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

Guest: _____

Name (print): _____

Date: _____

Phone # (during stay): _____

Vehicle Make, Model and Color: _____

License Plate Number: _____