

# **SAMPLE CONTRACT**

Janna Ritz Taninbaum

914-393-6036

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## **SHORT-TERM RENTAL LEASE AGREEMENT**

Janna Ritz Taninbaum, (OWNER) agrees to rent to

(TENANT) \_\_\_\_\_,

residing at \_\_\_\_\_,

Tel. (Work) \_\_\_\_\_, (Home) \_\_\_\_\_ (Mobile) \_\_\_\_\_

(Email) \_\_\_\_\_

the property described as (address withheld) for the term of \_\_\_\_\_ days, \_\_\_\_\_

nights for up to \_\_\_\_ guests, from,

(month, day, year) \_\_\_\_\_ for a gross rental of \$ \_\_\_\_\_, includes a 50%

security deposit of \$ \_\_\_\_\_, PLUS \$150, cleaning fee payable through

www.paypal.com to Owner.

1. The property will be ready for occupancy at 3:00 PM on the beginning date of the lease and must be vacated by 12:00 PM (noon) on the ending date of the lease.

2. Tenant to pay in full at time of commitment, payment of rental amount and security deposit and cleaning fee paid in full must be tendered through PayPal, to Owner, before possession will be given on any short term rental.

3. TENANTS will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors, nor will TENANTS use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.

4. TENANT agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all floors, counter tops, furniture, rugs, stereo equipment, pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty being the only exception. [TENANT agrees that all furnishings must remain in the location designated upon their arrival. Any request to move such furnishings as sofas, chairs, rugs, tables and the like must be made directly to OWNER and be granted in writing to said TENANT.]

6. Any TENANT who violates any of the terms of this lease shall remedy any damages or other expenses, which are caused by the TENANT and/or the TENANT'S guest(s).

7. OWNER agrees to pay all utilities except long distance calls.

8. TENANT agrees to indemnify and save OWNER harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the TENANT, TENANTS, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises, including but not limited to those injuries and damages arising from the use of the premises, including all appliances, the grill, two firepits, fireplace, tools, sports equipment, etc.

9. TENANT agrees not to burn any candles inside the premises, including smoking. And not to use the stone firepit up on the hill.

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

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

TOTAL AMOUNT DUE: \$ \_\_\_\_\_

(HOUSEKEEPING SURCHARGE: \$150.00 included)

1. ALL PAYMENTS DUE AT TIME OF COMMITMENT. NO REFUNDS DUE TO CANCELLATION, WITH THE EXCEPTION OF CLEANING AND SECURITY FEE.

PAYMENT/ SEC.DEPOSIT AND CLEANING FEE RECEIVED: \$ \_\_\_\_\_

DATE: \_\_\_\_\_

Go to <https://www.paypal.com> to make payment. Follow prompts to set up new account if you are not currently a member. Use [your email address] as the reference email name to initialize your account.