

## SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Mike Blair (“*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:

Via Sbalzo, No 6; Modica, Sicily Italy, 97015

The property is furnished and includes appliances, linens, towels, full kitchen, washing machine, furniture, etc. as shown on the websites.

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 4 persons. An additional charge of 40 euros per person per week for guests in addition to 2 will be assessed.

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

5. Minimum Stay: This property requires a 1 week minimum stay.

6. 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.

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

8. Booking Deposit and Rental Rate

### Booking Deposit

A minimum payment of 125 euros for the refundable booking deposit is due immediately for a reservation. The booking deposit converts to a refundable security/damage deposit at the time of rental period. Payment of the 125 euro booking deposit constitutes acceptance of the booking confirmation, short term rental agreement, rental rules, and the following booking conditions.

Rental Policy

- 50% of rent is due 2-months prior to holiday;
- 100% of rent is due 1-month prior to holiday.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit and rent will be refunded as follows:

- 100% of booking deposit is refundable up to 3-months prior to holiday;
- 50% of booking deposit is refundable up to 2-months prior to holiday;
- No booking deposit refund less than 2-months to holiday.
  
- 100% of rent payment is refundable up to 6 weeks prior to holiday;
- 50% of rent payment is refundable up to 2 weeks prior to holiday.
- No refund less than 2 weeks prior to holiday.

10. Insurance: We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:

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11. Payment: Preferable secure payment method is PayPal on the owner's website: <http://magnificentjourneyrentals.com/modica-sicily/flats/grotta-alta>. Other payment methods can be arranged if necessary.

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

[Rest of page intentionally left blank]

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

Homeowner

Guest:

*[electronic or manual signature]:*

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

Phone # (during stay):

Phone # (during stay):

\_\_\_\_\_

\_\_\_\_\_

**Exhibit A**

**RENTAL RULES**

1. Smoking is NOT allowed.
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. All of the units are 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. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
8. Water and Septic: The home is on City water and septic systems. The owner suggests the renter drinks bottled water. 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, or other objects should be flushed at anytime. If it is found that feminine products or other objects have been flushed and clog the septic system, you could be charged damages of up to the repair amount.