



# VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (the Agreement) is made by and between .....  
 ..... (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 vacation rental property is located at: .....

The property is fully furnished and includes:

(list appliances, amenities and other provided items  
 such as towels, linens, sports equipment, etc.)

**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 ..... persons (including  
 ..... children). An additional charge or \$..... per person per night for guests in addition  
 to..... will be assessed.

**4. Term of the Lease:** The vacation rental lease begins at ..... p.m. on ..... ("Check-in Date")  
 and ends at ..... a.m. on ..... (the "Check-out Date").

Failure to adhere to the check-out time may result in an additional late fee set at \$ ..... unless  
 discussed in advance of the stay.

**5. Minimum Stay:** This property requires a ..... night minimum stay. Longer minimum stays may be  
 required during holiday periods. If a rental is taken for less than ..... days, the guest will be charged  
 the ..... night rate.

**6. Rental Rules:** Guest agrees to abide by the Rental Rules (attached to this agreement) 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 residing at the property.

**7. Access:** Guest shall allow Homeowner access to the property for purposes of repair, inspection or  
 emergency. Homeowner shall exercise this right of access in a reasonable manner by giving at least  
 ..... hours notice (unless in case of emergency).

## DISCLAIMER

This is a sample vacation rental agreement only. You should always seek the legal advice of an attorney before finalizing any  
 legally binding document. Please ensure you review and update your agreement regularly in order to comply with changing  
 local, state or federal laws.

All text boxes should be completed by the homeowner as it is relevant to your property. You should also revise in order to  
 accurately represent your property and its rules, features, etc.

**Please note: This sample vacation rental agreement is by no means a substitute for the advice of an experienced attorney.**

**8. Rental Rate and Fees:**

**A. Deposit:** A deposit of \$..... is due at least ..... days prior to the Check-in Date.

OPTION A. The deposit is for security purposes and will be refunded within ..... days of the Check-out Date, provided no deductions are made due to:

- i. damage caused to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay

OPTION B. The deposit is non-refundable and applied toward the rental fees.

**If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.**

**B. Rental Rate:** Payment in full of the following fees shall be due within ..... days of the Check-in Date:

Nights	.....
Price per night	\$ .....
Cleaning Fee	\$ .....
Any Additional Fees <small>(e.g. Pets, Concierge,...)</small>	\$ .....
Sales tax	\$ .....
Less deposit	\$ .....
<b>TOTAL DUE</b>	<b>\$ .....</b>
Deposit <small>is due immediately</small>	\$ .....

**9. Cancellation Policy:** If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

- % if canceled ..... days prior to the Check-in Date .....
- % if canceled ..... days prior to the Check-in Date .....

The Homeowner may also be entitled to cancel the Guest stay if house rules are broken during rental period.

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**10. Insurance:** We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms.

**11. Payment:** Acceptable payment methods are: **credit card/PayPal/bank transfer**

**All payments**, unless otherwise specified, will be processed on my vacation rental website at the URL: .....

**Manual PayPal** requests will be made from the account with email address: .....

**For other manual payments**, please contact us directly to administer these.  
Email address: .....  
Phone: .....

By my signature below, I hereby give permission to charge my credit card/PayPal account for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

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

**Homeowner**

(Electronic or manual signature)

**Guest**

(Electronic or manual signature)

Name: .....

Date: .....

Phone Number: .....  
(during the stay)

Name: .....

Date: .....

Phone Number: .....  
(during the stay)

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