

## VACATION RENTAL AGREEMENT

This Vacation Rental Agreement is made by and between Heartwood Group LLC and Renter 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 to as follows:

# 1) Property

The vacation rental property is located at:



Property includes all appliances, amenities and other provided items, such as towels, linens, etc.

# 2) Maximum occupancy

The maximum number of registered guests is limited to 10 persons, including children. The rental price covers up to 6 guests. An additional charge of \$15 per person per night for guests in addition to 6 will be assessed.

#### 3) Term of the lease

The vacation rental lease begins at 12pm EST on "Check-in Date" and ends at 12pm EST on "Check-out Date".

Failure to adhere to the check-out time may result in an additional late fee beginning at \$250 unless discussed in advance of the stay.

#### 4) Minimum stay

This property requires a 2-night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is desired for less than 2 days, this can be accommodated with a \$100 additional fee.

### 5) Rental Rules

Guest agrees to abide by the signed House Rules 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.

### 6) Access

Guest shall allow Heartwood Group LLC representatives access to the property for purposes of repair, inspection, or emergency. Heartwood Group LLC shall exercise this right of access in a reasonable manner by giving at least 2 hours notice (unless in case of emergency).

#### 7) Rental rate & fees

Owner reserves the right to request a security deposit. The request would be made to Renter, in writing, prior to any signing of documents.

Heartwood Group LLC may also require a credit card number on file, in the event that any damage occurs. This request would be made to Renter, in writing, prior to any signing of documents.

#### 8) Pandemic Policy

If there is a state law that restrictsyour stay, and Heartwood Group LLC is forced to cancel your booking, Heartwood Group LLC will provide a full refund of any monies paid toward the loft booking.

If the cancelation is the client's choice, the standard Cancellation Policy will apply. This policy is outlined below:

# 9) Cancellation Policy

All cancellations must be made by 11:59pm EST to fall within the cancellation policy.

- •100% refund if you cancel at least 30 days before check-in
- •50% refund if you cancel at least 14 days before check-in
- •No refund if you cancel less than 14 days before check-in

# Electronic Signature

No signature on file