

Short Term Rental Agreement (www.floridavillaforvacation.com)

This agreement is hereby made between Kang Xu & Lorie Deng, hereafter known as OWNER, and _____, hereafter known as RENTER. RENTER shall rent the OWNER's premises at _____, Property ID _____ from (check-in no sooner than 4pm) _____ (date) to (check-out no later than 11 am) _____ (date), total _____ nights. Address will be given in the welcome packet. Property location can be found in the webpage.

Which website did you hear from us? _____

1. **Rental Payment:** The total rent for this lease shall be the sum of US\$ _____ for _____ adults and _____ children, tax cleaning are included. [] Pool heating extra US\$ _____.
2. **Security Deposit:** The security deposit shall be the sum of US\$200.00. 7-14 days after checkout date, the deposit shall be sent back to renter. In case the property has any damage that leads to repair, the deposit may not be fully returned. It is also refundable in the case of cancellation.
3. **Cancellation:** Booking deposit is non-refundable. Booking deposit is non-refundable. The rest of booking is only refunded if the cancelled date are rented out. Cancellation has to be in the form of writing either by mail or e-mail. Cancellation has to be in the form of writing either by mail or e-mail.
4. **Modification:** Date change is permitted with a fee of \$100 before 60 days of arrival date, given the new dates are available; or otherwise agreed by the owner. Date change has to be in the form of writing either by mail or e-mail
5. **Lawful Purposes:** Renter agrees to use the premises exclusively for a private residence and in compliance with local municipal ordinances, board of fire underwriters' rules and regulations, and for lawful purposes. In the event the premises are used at any time for unlawful purposes, at owner's option, the owner may declare this Lease null and void.
6. **Liability for Property Damage:** Owner shall not be liable for any loss or damage to personal property belonging to renter, members of renter's family, servants, employees or visitors regardless how such damage or loss that may arise and whether such property is contained in the leased premises, or any portion of the premises. Renter agrees to hold owner harmless of any property claims. Owner is not liable for any damage to renter regardless of the cause of damage.
7. **Liability for Personal Injury:** Owner shall not be liable for any personal injuries sustained by the renter, members of renter's family, servants, employees or visitors regardless how such injuries may occur. Renter agrees to hold owner harmless from any such personal injury claims. Owner is not liable for any damage to renter regardless of the cause of injury.
8. **Liability for Personal Loss and Damage:** Owner shall not be liable for any loss or damage of any personal belongings of the renter, members of renter's family, servants, employees or visitors during renter's stay.
9. **Property Damage to Rental Property:** In case the rental property is not returned in its normal condition, wear and tear from reasonable use excepted, based on the

inspection report, owner shall supply renter with an itemized list of charges, renter agrees to pay the cost of repair in full, not limited to the deposit amount.

10. **Others:** It is pet free property. Smoking is prohibited in door. Owner reserve the right to assign different unit in the same community with the same floor plan and same amenities.

Amount Due now: Full Rental + \$200 Security Deposit = USD\$ _____

Select Payment Method:

Make check/money order payable to Lorie Deng. Mail to: *869 Canoas Creek Cir., San Jose, CA, 95136*

Paypal account: flvfv@sbcglobal.net (balance and e-check only)

Paypal account: villafv@gmail.com (credit card only, 4% fee)

Bank of America Direct Deposit: Info upon request.

Wire transfer: Info upon request. (\$10 fee)

Renter's Name	Rent's Signature	Date
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Renter's Address (for deposit refund)

Renter's E-mail

Renter's Phone Numbers

Lorie Deng & Kenny Xu
869 Canoas Creek Cir., San Jose, CA, 95136
408-239-9390 (Lorie) / 408-239-9391 (Kenny)
Fax: 408 486-4144
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