

Short Term Rental Agreement

This agreement is hereby made between **Arcola Elite Service**, hereafter known as OWNER, and _____, hereafter known as RENTER. RENTER shall rent the OWNER's specified premises from 4:00 pm (check-in no sooner than 4pm) _____(date) to 10:00 am (check-out no later than 10:00 am) _____(date).

1. **Rental Payments:** The total payment for this Lease shall be the sum of rent US\$ _____ and optional pool heating fee US\$ _____, spa heating fee US\$ _____.

This total payment including rent and optional pool/spa heating fee is due in full **right away** with this signed agreement if signing date of this agreement is within 2 months of the check-in date above, otherwise due 2 months before the check-in date above. Cashier's check, money order and traveler's check are preferred, personal check is accepted under certain conditions. Additionally, RENTER can pay by credit card through Paypal with a 4% (6% for international transactions) convenient fee added to the total amount due above.

2. **CANCELLATION CHARGES.** You may cancel the booking at any time.

However, the cancellation results the following charges:

- More than 60 days prior to the check-in date: Deposit only
- Between 30 and 60 days prior to the check-in date: Deposit plus 50% of the rent.
- 30 days or less prior to the check-in date: 100% of the rent.

A written cancellation notice is **required** in the form of a letter or email.

3. **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.

If the specified premise is not available for unpredictable reasons, the owner shall accommodate the guest with an available premise with similar condition by the agreement from the guest. **SMOKING** and **PETS** within the premise are **NOT** permitted under any circumstance. Parking on the property lawn is **NOT** allowed.

4. **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.

5. **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.

6. Security Deposit: The security deposit shall be the sum of TWO HUNDRED AND FIFTY US DOLLARS (US\$250.00). The payment is due with signed agreement. The premises shall be reserved under RENTER's name as soon as the deposit reaches owner. Please note any oral reservation shall not lock up the property. Two weeks 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.

7. 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.

8. Other Restrictions:

- The pool/spa heating is optional and shall be arranged in advance of arrival. Under no circumstance shall the RENTER attempt to turn on or change the pool/spa heating without authorization from the OWNER or property manager. Violation will subject to \$200 or more fine plus \$30 per day charges for your stay.
- No parking on the grass. Violation will be subjected to \$100 or more fine.

Any violations of above rules will result in forfeit of deposit, plus additional charges for professional services to restore condition of the property. By Signing Below, I agree to all terms and conditions of this agreement.

Date _____ RENTER's Signature _____

Address _____

Phone # /cell# _____

email _____

Please sign and mail with your full payment to:

Yanhong Feng

Arcola Elite Services

3305 Arcola Road

Collegeville, PA 19426 USA

610-539-8592, 484-716-0079 (cell)

email: yanhongfeng@yahoo.com