

SHORT TERM RENTAL AGREEMENT

Beach Shark Tank Panama City Beach, Florida

- I. **THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on _____ between the following:
- II. **TENANT:** _____ with a mailing address of _____ ("Tenant"),
- III. **TENANT:** _____, with a mailing address of _____ ("Tenant"), phone number of _____, e-mail of _____ and **LANDLORD: John and Ellie Pratt**,
- IV. **THE PREMISES.** The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:
- a.) Physical Address: 17642 Front Beach Rd J 28 Panama City, FL 32413
 - b.) Residence Type: Townhome
 - c.) Bedroom(s): **Two (2) bedrooms: Bdrm #1 w/ one (1) king bed and twin trundle bed, Bdrm #2 w/ one (1) queen bunk bed**
 - d.) Bathroom(s): **Two and half bath (2.5) - One bathroom in principal bedroom & 2nd bathroom in second bedroom, half bath in downstairs**
 - e.) Living Room: One (1) Sectional Couch, One (1) Full Size Bed

Hereinafter known as the "Premises."

- V. **LEASE TERM.** The Tenant shall have access to the Premises under the terms of this Agreement for the following time period: **Fixed Term.** The Tenant shall be allowed to occupy the premises starting _____, _____ at 4:00PM and ending _____, _____ at 10:00AM ("Lease Term").
- VI. **QUIET HOURS.** Quiet hours begin at 10:00 PM each night and continue until 8:00 AM. Quiet hours consist of no loud outdoor music and keeping all audio at a minimum level out of respect for the surrounding residents.
- VII. **OCCUPANTS.** The total number of individuals staying on the premises during the lease term shall be a maximum of 6 guests (including adults, children and infants). If more than the authorized number of guests listed above are found on the premises, this agreement will be subject to termination by the Landlord, with NO refund. NO additional visitors are to be on the property without prior approval of owners.
- VIII. **RENT.** The Tenant shall pay the Landlord: Fixed Amount. The Tenant shall be required to pay the Landlord Total Rental Amount for the Lease Term ("Rent + 13% Tax"). 50% of the rent is due at the execution of this agreement and the remaining 50% due on or before sixty days prior to arrival (on or before date =60 days prior to arrival)
- IX. **UTILITIES & SERVICES.** The Landlord shall be responsible for all utilities and services to the Premises EXCEPT for the following: Cleaning Fee of **\$200** 50% due upon execution of the agreement and the remaining 50% due on or before sixty days prior to arrival (on or before date =60 days prior to arrival)
- X. **SECURITY DEPOSIT.** The Tenant shall be obligated to pay the following amounts upon the execution of this Agreement: Security Deposit: **\$500** ("Security Deposit"). The Security Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Tenant must pay

the Security Deposit which is due 50% upon execution of the agreement and the remaining 50% due on or before sixty days prior to arrival (on or before date =60 days prior to arrival) The Security Deposit shall be returned to the Tenant within the State's requirements within 10 business days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any rent unless the landlord gives their written consent. The exterior of the property is under 24 hour security camera surveillance for insurance, security & safety purposes.

XI. **PETS.** NO pets are allowed on the property at anytime. Disregard for this house rule will result in loss of security deposit in addition to any fees for damage caused by pet(s) and the pet must vacate the property immediately

XII. **PARKING.** The Landlord: Shall provide a MAXIMUM of 2 parking space(s) for vehicles

XIII. **SMOKING/ VAPING POLICY.** Smoking and/ or vaping on the premises is **Strictly Prohibited. NO smoking/ vaping anywhere** on the property EVER. Disregard for this house rule will result in loss of security deposit.

XIV. **PERSON OF CONTACT.** The Landlord(s): may be contacted for any maintenance or repair at:

John Phone 1-6152023785 E-Mail: johnprattbuilders@gmail.com

Ellie Phone: 1-6158385412 E-Mail: agentelliepratt@gmail.com

XV. **SUBLETTING.** The Tenant: Does NOT have the right to sublet the Premises.

XVI. **MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and/or Tenant shall: Inspect the Premises and write/ report any present damages, needed repairs or missing items

XVII. **INSPECTION.** The Landlord has the right to inspect the Premises with prior notice as in accordance with State law. **Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law.** The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. Housekeeping services will be on property promptly to begin service, the tenant shall vacate the premises at or before the expiration time and date of this agreement or additional fees will be imposed at \$150 per hour.

XVIII. **MAINTENANCE AND REPAIRS.** The Tenant shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall leave the Premises in a ready to rent condition (with the exception of housekeeping services) at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Tenant agrees that the Landlord shall deduct costs of said services from any Security Deposit prior to a refund if Tenant causes damage to the Premises or its furnishings.

XIX. **TRASH.** The Tenants shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Landlord. One (1) household garbage cans in the kitchen & the tenant is responsible for taking the trash to the dumpster at the front of the community. Disregard for this house rule will result in a \$100 service fee

XX. **QUIET ENJOYMENT.** The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement with NO refund of pre-paid rent.

Tenant Initials ----- Landlord Initials EP Date -----

- XXI. **LANDLORD'S LIABILITY.** The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own vacation/rental insurance for their guests if such coverage is desired.
- XXII. **USE OF PREMISES.** The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.
- XXIII. **ILLEGAL ACTIVITY.** The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent
- XXIV. **POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord.
If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.
- XXV. **GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Tenant Signature:

Print Name:

Date: _____

Landlord Signature:

John and Ellie Pratt

Print Name:

Date: _____

GUEST INFORMATION

Please provide a guest list of all guests staying at the property (Maximum 6 people of ANY age) Identify if Adult (A) or Child (C) (if child under 18 provide age) This is your registered guest list, no additional people are permitted on property, without advanced notice and approval by owners Please provide the last 4 of

the cell phone or a 4 digit code for each person to have electronic door access An additional emergency contact that is with you and one that is not traveling with you is ideal

Guest First Name	Guest Last Name	Adult(A),Child(A) age if under 18	Phone Number or 4 digit code for door
-----	-----	Adult(A)	-----
-----	-----	Adult(A)	-----
-----	-----	Adult(A)	-----
-----	-----	Child(B)	-----
-----	-----	Child(B)	-----
-----	-----	Child(B)	-----

Emergency Contacts

Traveling with you

Name:

Phone:

Not Traveling with you

Name:

Phone:

Vehicle Information

Maximum of 2 Vehicles

Vehicle 1:

Make:

Model:

Tag#:

Year:

Vehicle 2:

Make:

Model:

Tag#:

Year:

Tenant Initials ----- Date ----- Landlord Initials **EP** Date -----