



SHORT-TERM RENTAL AGREEMENT

I. **THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on _____, 2024 between the following:

TENANT: _____, with a mailing address of _____ ("Tenant"), and

LANDLORD: Stephanie Romain, with a mailing address of P.O. Box 294, St. George's Grenada("Landlord").

II. **THE PREMISES.** The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

a.) Mailing Address: Grand Anse, St. George's

b.) Residence Type: 2nd Floor Apartment

c.) Bedroom(s): 2 d.) Bathroom(s): 1

Hereinafter known as the "Premises."

III. **LEASE TERM.** The Tenant shall have access to the Premises under the terms of this Agreement for the following time period:

The Tenant shall be allowed to occupy the Premises starting _____, 2024 at 3:00 ☒ AM ☒ PM and ending _____, 2024 at 11:00 ☒ AM ☐ PM ("Lease Term").

Check in and Check out times can vary to accommodate flight schedules.

IV. **QUIET ENJOYMENT:** The Tenant must reside on the Premises with respect to the quiet enjoyment of other tenants, surrounding residents and keeping all audio at a minimum level out of respect for the other tenants and surrounding residents. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

V. **OCCUPANTS.** The total number of individuals staying on the Premises during the Lease Term shall be a total of **four** guests.

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.

VI. **RENTAL RATE.** The Tenant shall be required to pay the Landlord \$_____ for the Lease Term ("Rent"). A 50% rental deposit is due at the execution of this Agreement via Zelle, Venmo or Cash App. The balance is due 1 week prior to check-in.

VII. **CANCELLATION POLICY:** Cancellations that are made more than 2 weeks in advance will be fully refunded. 8-13 days will be charged a \$100.00 cancellation fee. Cancellations made 7 days or less will forfeit the full reservation deposit.



- VIII. **PETS:** The Landlord **does NOT** allow pets. If the Tenant is found to have pets on the Premises, this Agreement shall be forfeited. **ONLY LEGALLY REGISTERED SERVICE ANIMALS ALLOWED.**
- IX. **PARKING.** The Landlord shall provide **Free** parking.
- X. **FEES.** The Landlord requires the Tenant pay the following fees at the execution of this Agreement:
☒ - **Cleaning Fee:** \$50.00 USD
- XI. **SMOKING POLICY.** Smoking on the Premises is **Strictly Prohibited.**
- XII. **PERSONS OF CONTACT:** The Landlord or Local Agents can be contacted for any emergency, maintenance, or repair:
Agent Name: Colville Contact #: 473-403-6129
Agent Name: Judy-Ann Contact #: 473-405-5023
- XIII. **SUBLETTING.** The Tenant **Does NOT** have the right to sublet the Premises.
- XIV. **INSPECTION.** The Landlord or Agent 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. The Tenant shall vacate the Premises at the expiration time and date of this agreement.
- XV. **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 at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant.
- XVI. **TRASH.** The Tenants shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Landlord.
- XVII. **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 insurance for their guests if such coverage is desired.
- XVIII. **USE OF PREMISES.** The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services, have large gatherings on the Premises or conduct any commercial activity.



- XIX. **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.
- XX. **POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within two (2) weeks, the Landlord shall be able to keep such items to disburse of as they see fit.
- XXI. **GOVERNING LAW.** The Parties agree that this Agreement has been made in the state of Grenada and that it shall be governed by and construed pursuant to the laws of that state.

Landlord Signature: _____

Date: _____

Print Name: Stephanie Romain

Tenant Signature: _____

Date: _____

Print Name: _____