

SHORT-TERM RENTAL AGREEMENT

1. PARTIES. This Vacation (Short Term) Rental Agreement (hereinafter the "Agreement") entered on _____ (mm/dd/yyyy), is made between:

(Hereinafter known as the "Guest") with a mailing address of _____ AND

("Hereinafter known as the "Landlord") with a mailing address of _____, collectively referred to in this Agreement as the "Parties", hereby agree as follows:

A. **Provide the name and ages of all persons who will be occupying the unit not to exceed 10 people in total.**

B. **Maximum occupancy shall be limited to two (2) transient occupants per sleeping room or habitable space, with a maximum limit of ten (10) transient occupants per Short Term Vacation Rental; and Maximum occupancy does not apply to transient occupants that are three-years of age or younger**

2. CONTACT INFORMATION: The Guest can contact the following individual for questions or concerns during the Rental Term:

Landlord / Agent's Name:

Address:

Telephone:

Email

3. DESIGNATED RESPONSIBLE PARTIES. *Provide the Name, address, and 24-hour telephone number(s) of the owner, the property manager and a secondary contact person, in the event the owner and property manager are not available. Any person over 18 years of age or older may be designated by the owner*

4. PREMISES. The rental property, hereinafter known as the "Premises" is located at:

(Property Address)

5. RENTAL TERM. This term shall begin on _____ (mm/dd/yyyy) at _____ AM PM ("Move-in" date) and end on _____ (mm/dd/yyyy) at _____ AM PM ("Move-out" date). Together known as the "Rental Term".

6. PARKING. The Guest (check one): - Is allotted _____ parking space(s). Location of the space(s): _____.

A. **Parking is prohibited on the lawn or street at any time and in the first 15 feet from edge of pavement (swale area) between the hours of 1:00 a.m. and 6:00 a.m.**

- B. **Recreational vehicles, boats and trailers may not be parked in front of the house, except for temporary loading, unloading and cleaning**
- C. License tag numbers for all vehicles that occupant(s) will be parking at the unit, with total number not to exceed the number on on-site parking spaces at the unit as designated on the Short-Term Vacation Rental certificate

7. ACKNOWLEDGEMENTS.

- a. **Tenant/lessee/guest acknowledge and agree that the City of Palm Coast has the right to reasonably inspect the premises to assure compliance.**
- b. **Tenant/lessee/guest of acknowledge the obligation to comply with the provisions of Section 35-53, Sound level Limits, of the Code of Ordinance for the City of Palm Coast and all other applicable federal, state, and local laws and ordinances.**

8. GOVERNING LAW. This Agreement shall be governed by the laws of the state of Florida

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Landlord's Signature:

Date: _____ Printed Name: _____

Guest's Signature:

Date: _____ Printed Name: _____