

Short Term Rental Agreement

This short-term rental agreement (*the Agreement*) is made between Lorraine and Edward May (“we” or “Homeowners”) and _____ (“you” or “Guest”). It covers your stay at 5670 East Lake Road, Honeoye Lake, NY 14471 (“the Property”). By signing this agreement, both parties agree to the following:

1. Who Can Stay

Only the people listed here are permitted to stay at the property. The maximum number of guests is six. If more than six people stay, there will be an additional charge of \$10/person/night. Please list all guests below:

_____	_____
_____	_____
_____	_____

2. Check-In and Check-Out

Your stay begins at 4:00 pm on _____ (check-in) and ends at 11:00 am on _____ (check-out).

3. Rental Rules

You and your guests agree to follow all of the Rental Rules, which are available online at www.mayshideaway.com/rates-rules. Please make sure everyone in your group is aware of and fully understands these rules.

4. Access

We may need to enter the Property for the purposes of repair or inspections. We will do our best to give you reasonable notice when possible.

5. Payment and Deposit

You are required to pay a security deposit of \$_____ at least 45 days before your check-in date. If there is no damage and the Property is left in good condition, we will refund this deposit within 14 days of your check-out date. Deductions from the deposit will be made due to:

1. Damage to the Property or furnishings
2. Excessive cleaning requirements due to dirt or other mess
3. Any other cost incurred by the Homeowners due to your stay

If the premises appear dirty or damaged upon check-in, you must inform the Homeowners immediately.

6. Pets

Pets are not allowed unless prior written consent is provided by the homeowners. If allowed, a pet fee of \$_____ will be charged, and the guest is responsible for any damage caused by the pet.

7. Smoking

Smoking is strictly prohibited inside the property. Guests who violate this policy will be charged an additional cleaning fee, and may be asked to vacate the property immediately without a refund.

8. Rental Rate

Payment is due in full 30 days prior to your check-in date.

Rental Rate:	\$ _____ per night x _____ nights =	\$ _____
Cleaning Fee:		+ \$ _____
Tax:		+ \$ _____
Minus Security Deposit:		- \$ _____
Total Due:		\$ _____

9. Cancellation Policy

- Cancellations made more than 30 days before check-in date will receive a full refund. Cancellations made within 30 days of the check-in date will forfeit the deposit.
- No refunds will be issued for early departures, inclement weather, or other naturally occurring conditions that may affect your stay.
- Any changes to the reservation (e.g. shortening the stay) must be made 30 days before the check-in date. Changes made within 30 days may result in forfeiture of the deposit.
- Force Majeure: If the Property becomes unavailable or uninhabitable due to circumstances beyond the Homeowners’ control (e.g. natural disasters, government restrictions), the Homeowners reserve the right to cancel the reservation. In such cases, the Guest will receive a full refund of any payments made, but the Homeowner will not be liable for any additional costs or damages incurred by the Guest.
- Travel Insurance: We recommend guests purchase travel insurance to cover cancellations, trip interruptions, or other unforeseen events that may prevent you from completing your stay outside the cancellation window.

Signatures:

Homeowners: Lorrie & Ed May

Date

Guest: (*print*) _____

Date