

VACATION RENTAL SHORT TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement (this "Agreement") is made by and between 7744 Ranch ("Owner") and GUEST ("Guest") as of the date last written on the signature page of this Agreement. Owner and Guest may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. Property. The property is described as a luxury mobile estates with one (1) bedrooms and one (1) bathrooms located at 7744 TX 130, AUSTIN, TX 78724 (the "Property"). The Property is owned by Owner. The Property is fully furnished by Owner and equipped for light housekeeping. The following amenities are included in the Property:

- microwave
- refrigerator
- wifi
- hot tub
- linens

A starter supply of household cleaning and hygiene products may be available in the Property for use. Guest is responsible for purchasing any additional supplies and all food and beverages. Guest acknowledges that there are certain risks associated with hot tubs and saunas. Use of the hot tub is at the user's own risk, and Owner will not be responsible for any injuries. No glass in the hot tub or Alcoholic beverages.

2. Rental Party. All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons:

First Name & Last Name	Relationship to Guest
N/A	N/A

3. Maximum Occupancy. The maximum number of persons allowed to stay in the Property is limited to two (2), unless the Owner gives prior written consent. A charge of \$100.00 per person per night will be assessed for each person who stays in the Property in addition to the Rental Party. Guest will be charged without notice for additional persons staying in the Property and not disclosed to Owner.

4. Visitors. A visitor is an occupant of the Property who is not staying overnight. The guest are allowed to have 2 visitors unless prior authorization was given by owners. Any visitor staying overnight is subject to additional charges. No visitor will be allowed to use the common facilities, including any pools/spas and hot tubs, when Guest is not on the Property.

5. Rental Period & Check-In. The term of this lease will be from July 09, 2022 ("Arrival Date") to July 09, 2022 ("Departure Date"). The Property will be ready for Guest's occupancy beginning at 3:00pm on the Arrival Date and the Property must be vacated by 11:00am on the Departure Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property. The Property requires a two (2) night minimum stay.

6. Keys & Access Codes. Owner will provide Guest with one (1) key(s), which will unlock the front door to the Property. Guest is not allowed to make duplicate keys. A fee of \$100.00 will be charged to Guest for failure to return a key. Any attempt to access a locked area is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage. Owner will provide Guest with access codes to the Front gate and wifi .

7. Rental Rules & Restrictions. Guest agrees to abide by the following restrictions by Owner (the "Rules"):

- (A) Quiet hours are from 10:00 PM to 8:00 AM
- (B) Garbage must be placed in the proper receptacles
- (C) No Swimming, waddling or fishing in Koi pond or creek.
- (D) Smoking in designated areas only
- (E) Designated pet areas. Please pick up after your pet.
- (F) No entering occupied sites
- (G) Speed limit is 5mph
- (H) Off -road ,all terrain or unlicensed motorized vehicles are not allowed in the resort. Bicycles, skateboards, inline skates, push scooters are not permitted.
- (I) No open campfires allowed
- (J) No candles inside or outside the resort
- (K) No Parking on the grass . (Temporary or otherwise). No parking on the street. Vehicles are to be parked On site or in over flow parking
- (L) We are an all adult Resort. No children under 18 years
- (M) Smoking is not permitted in any building or estate.
- (N) Smoking is only permitted in designated area. See map for smoking area
- (O) No glass containers, smoking or pets allowed in the Hot tub or Spa area or Koi Pond area
- (P) We pick up trash at your site throughout the day between the hours of 8:00 am and 4:00 pm. Leave your trash at the front of your site , tied up in a trash bag. DO NOT PUT YOUR TRASH OUT AFTER 4:00 PM.
- (Q) DOGS ARE NOT ALLOWED ON PROPERTY WITHOUT PRIOR APPROVAL
- (R) Firearms : No loaded firearms including BB, pellet, paint ball guns are allowed at any time.
- (S) Fireworks: No fireworks of any kind allowed in the resort area at any time.
- (T) Koi Feedings: Our Koi are on a specific diet. Please follow are feeding requirements to help keep them safe and healthy.
- (U) The River rocks are not path crossings. They are designed to not walk across and to keep people out of the landscape bed areas . No shot cuts please. Do not walk on the river rocks

7744 Ranch is a privately owned resort and reserves the right to evict or refuse entry to any person who has a disregard of the rules, without a refund. All park facilities and equipment of the resort are intended for the convenience of our guests. All persons using these facilities do so at their own risk. 7744 Ranch is not responsible for accidents or injuries due to fire, theft, wind, floods, personal negligence, acts of God or other unforeseen acts. We reserve the right to make changes to these guidelines, regulation and fees that we deem necessary. **7744 Ranch resort is not responsible for any accidents or injuries to any guest or guest personal property or for loss of money or valuables of any kind while visiting or staying at 7744 Ranch.**

8. Payment. Guest agrees to pay the rent and fees described below (the "Total Amount Due"). Payment in full of the following fees will be due within thirty (30) days before the Arrival Date.

Rental rate of _____ x _____ days	_____
Cleaning service fee	\$100.00
Resort Fee	\$25.00
State and local sales/rental taxes (6%)	_____
Total Amount Due _____	
Total Balance Due _____	

Acceptable payment methods are:

- credit card
- debit card

9. Cancellation. If Guest cancels the reservation less than fourteen (14) days before the Arrival Date, the Total Amount Due will be forfeited.

10. Cleaning. A cleaning fee of \$100.00 per stay will be charged to the Guest. Daily housekeeping services are not included in the rental rate. Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition. Any unsafe or dangerous condition must be reported to Owner immediately. Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest may report to Owner by the end of the first day following the Arrival Date. The Property should be left in the same condition as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair.

11. Furnishings. The following furnishings will be provided with the Property: Including all furnishings involved with the rental, such as beds, sofas, televisions, patio furniture, etc..

Furnishings are subject to change without notice. Furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Guest. The Property will be inspected by Owner after Guest's departure. All contents of the Property are the property of Owner. If an item should break, Guest must notify Owner immediately. Guest is not permitted to alter the wiring of any television, computer, or gaming equipment.

12. Parking. Parking is limited to two (2) spaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.

13. Mechanical Failures. Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

14. Acts of God. If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

15. Limitation on Liability. Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH

THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

16. Indemnification. Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, including injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the rules and restrictions set forth in Paragraph 7.

17. Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement, including but not limited to maximum occupancy, visitors and rental rules and restrictions, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.

18. Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of Texas (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved in the courts of the State of Texas.

19. Amendments. This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.

20. No Waiver. Neither Owner nor Guest shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

21. Severability. If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

22. Notices. Any notice or communication under this Agreement must be in writing and sent via one of the following options:

- electronic email transmission

23. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Guest and its permitted successors and assigns.

24. Entire Agreement. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings and representations (if any) made by and between the Parties.

25. Pet Policy: We are a pet-friendly , but do not allow aggressive or constantly barking dogs. Pets must be kept on a leash and controlled, at all times. Pets are not allowed in Hot Tub area, Sauna area, Koi area. Dogs must be cat -friendly. Pet owners are responsible for cleaning up after their own pets anywhere in the Park. Do Not walk your dog through others sites. Do Not leave your dogs tied up outside when you are not home or overnight. No dogs allowed on furniture or on beds at anytime. Please bring either a crate or a bed for your dog . 7744 Ranch is not responsible for , and will hold dog owner accountable, for any injury or damage caused by your dog. Guest are responsible to clean up after their dog. All dog waste must be properly disposed of in trash cans . Any marking of territory inside or outside estates or other accommodations , buildings , structures, or personal property will result in additional cleaning fee at the discretion of management, in addition to the \$25.00 fee

SIGNATURES

Owner Signature

Guest Signature

Authorized Management

GUEST
Guest Name

Date

Date

Vacation Rental/Short Term Lease Agreement Booking Confirmation

Dear GUEST,

Thank you for selecting our property for your vacation.

The property is located at: 7744 TX 130, AUSTIN, TX 78724

Arrival: July 09, 2022	After 3:00pm (No early arrival please)
Departure: July 09, 2022	By 11:00am

Number of Adults: 1	Number of Children: 0
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Your **reservation deposit** is due immediately in the amount of \$0.

Rental rate and fees are as follows:

Rental Rate of _____ x _____ days	_____
Unit Cleaning Service Fee	\$100.00
Resort Fee	\$25.00
State and Local Sales/Rental Tax (6%)	_____
Total Amount Due	_____
Total Balance Due 30 Days Before Arrival Date	_____

Please sign and return the attached short-term lease agreement along with your reservation deposit. The balance of the rental amount is due thirty (30) days before your arrival date. When the total amount due is received, we will send instructions on how to access the property.

Sincerely,

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GENERAL INSTRUCTIONS

What is a Vacation Rental Short Term Lease Agreement?

A Vacation Rental Short Term Lease Agreement is written document that officially recognizes a legally binding relationship between two parties - an owner, or the person renting out the property - and a guest, or the person renting the property for a short period of time.

When is a Vacation Rental Short Term Lease Agreement Needed?

With the rise of Airbnb, VRBO, Vacasa and Home Away, short-term vacation rentals have grown rapidly and are a popular alternative to hotels and traditional bed-and-breakfasts. However, having total strangers in your home comes with many risks, and it's important to document the terms of the stay and the expectations of each party. A Vacation Rental Contract allows owners and their guests to put into writing the detailed agreements between them, and any consequences if those agreements are broken. It also allows an owner to set the rules of the guest's stay, and allows the guest to know what to expect when he or she arrives.

What Should be Included in a Simple Vacation Rental Short Term Lease Agreement?

A simple a Vacation Rental Short Term Lease Agreement will identify the following basic elements:

- **Owner:** who owns and is renting out the property
- **Guest:** who will be staying in and renting the property
- **Property:** what is the property and where is it located
- **Rent:** how much is the guest paying the owner and what are the payment terms
- **Term:** how long will the guest be staying in the property

- **Rental Party:** who else will be staying in the property with the guest

Here are a few examples of what an owner or guest may include in a simple Vacation Rental Lease Agreement:

Guests may or may not:

- Smoke
- Bring a pet dog or pig
- Use the hot tub
- Park in the driveway
- Check in too early
- Play loud music at three in the morning
- Throw a rager
- Invite their whole football team to stay

Owner will provide:

- A bed, or two, or three
- Linens, blankets and pillows
- Kitchen utensils to make a pancake breakfast or dinner
- Television with cable or Netflix and Hulu
- Wireless internet
- Parking spots
- Basic toiletries

Other Names

As a reference, a Vacation Rental Short Term Lease Agreement is known by other names:

- Vacation Rental Contract
- Vacation Rental Lease Agreement
- Vacation Lease Agreement
- Short Term Lease Contract
- Short Term Rental Agreement
- Short Term House Rental Contract
- Short Term Residential Lease Agreement
- Short Term Residential Vacation Rental Agreement
- Seasonal Rental Agreement