

**RENTAL CONTRACT FOR
[PROPERTY NAME]**

GUEST AGREES TO THE FOLLOWING TERMS:

- Smoking is NOT allowed anywhere inside the building or apartment.
- Pets are NOT allowed inside the building or apartment, unless permitted in writing by Property Manager. This includes pets belonging to visitors.
- The property and all furnishings must be kept in good order.
- Use appliances only for their intended use.
- A \$20 per night fee will be imposed on any overnight guest not included in rental agreement.
- No parties or events of any kind are permitted at this property without written permission from Property Manager. Any violation of this rule will result in a \$300 fine charged to your credit card, as well as additional cleaning fees and possible immediate eviction from the property.
- Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 11:00p.m. – 7:00a.m.
- Guest agrees to indemnify and hold Homeowner/Property Manager harmless from any liability for personal injury, property damage, or loss or theft of personal property sustained by Guest or parties invited onto the property by Guest.
- All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
- The security deposit shall be refunded within 7 days of the checkout date provided no deductions are made due to:
 - Damage to the property or furnishings;
 - Dirt or other mess requiring excessive cleaning; or
 - Any other cost incurred by Homeowner due to Guest's stay.

- Should Guest wish to cancel his or her reservation, the cancelation request must be in writing and the following terms apply:
 - If cancelation is made more than 90 days prior to Check In Date, a \$75 processing fee will be deducted from any monies collected from Guest and the balance will be refunded to Guest.
 - If cancelation is made 60 – 90 day prior to Check In Date, 25% of the total rent will be subtracted from any monies collected from Guest and the balance will be refunded to Guest.
 - If cancelation is made 30 – 60 days prior to Check In Date, 50% of the total rent will be subtracted from any monies collected from Guest and the balance will be refunded to Guest.
 - If cancelation is made less than 30 days prior to arrival, there will be no refund of monies paid by Guest.
- Homeowner recommends that Guest purchase travel insurance to cover the cost of an unexpected cancellation.

Thank you for your cooperation and if you have any questions regarding this contract, do not hesitate to contact me.

Best,
Kama Cicero
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