

APARTMENT RENTAL AGREEMENT

Dream Stay Apartments
Raadiku 8b/2-120
Tallinn, Harjumaa 13812

This agreement made Friday, July 10, 2020 between:

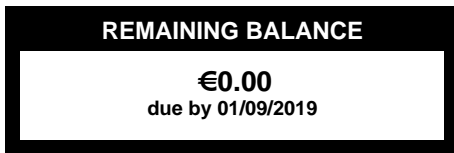
Kristjan Lang
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(hereinafter called the Tenants) and Dream Stay Apartments (hereinafter called the Landlord) concerning the short term rental of the property located at Herne 24a-13, Harjumaa.

Total people in renting party: 1 not to exceed 5.
Rental period begins at 17:00 pm on 01/10/2019 and ends at 12:00 on 05/10/2019.

Rental Charges					
Date	Nts	Description	Rate	Tax	Total
01/10/2019	1	Herne 24a-13 - Nightly	€205.00	€0.00	€205.00
02/10/2019	1	Herne 24a-13 - Nightly	€205.00	€0.00	€205.00
03/10/2019	1	Herne 24a-13 - Nightly	€205.00	€0.00	€205.00
04/10/2019	1	Herne 24a-13 - Nightly	€204.33	€0.00	€204.33
	4		€0.00	€0.00	€0.00

Account Summary				
Date	Description	Debits(+) Credits(-)	Charges	



Deposit due with signed agreement: \$ 0.00

The guest will be charged a prepayment of 30% of the total price after reservation and the remaining amount in the 30 days before arrival.

Balance due 30 days prior to commencement of the rental on 01/09/2019

Terms of the Agreement:

1. The Landlord has the right to inspect the premises without prior notice to enforce the terms of this agreement, if there is a reasonable doubt of violation. If the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
2. The Tenants shall maintain the premises in a good condition, and use the premises only in a careful and lawful manner. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.
3. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
4. No animals or pets of any kind will be brought onto the premises.
5. The Tenants shall not sublet the property.
6. The Tenants shall have no more than 5 persons reside or sleep on the premises.
7. The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10 PM and noise should be kept to a minimum.
8. There shall be no smoking inside the premises. Smoking is permitted outside the home. Violation of this rule will result in a two hundred euro fine and immediate termination of contract without any refunds.
9. Landlord shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the Landlord's family. A starter kit of toilet paper, soap, dish detergent and shampoo is available for the Tenant. Any extra consumables are to be purchased by the Tenant. No reimbursement will be made for unused consumables left at the premises.
10. The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does

not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

11. Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

12. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

13. We occasionally experience power outages that are beyond our control. We report power outages as each occurs. No refunds or compensation will be given for any power outages.

14. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

15. If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the Tenants' stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's vacation. Tenant shall allow reasonable viewings of the home between 11 am and 5 PM present or not.

16. There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments.

17. It is the tenant's responsibility to learn about safety precautions. Tenant agrees to have a responsible adult supervising minors while in bath, sauna or balcony. Tenant is hereby notified that the bath, sauna and/or balcony can be dangerous and tenant accepts fully the risks involved.

18. Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws.

19. Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.

20. Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. ; shall cause termination of this agreement with no refund of rents or deposits.

21. Tenant agrees not to access the "owner's closet", even if unlocked, which contains cleaning supplies and chemicals that could be hazardous to children and adults.

22. Tenant is advised that if the property contains a gas stove and cook top, gas heating, gas grill, or other gas powered items and will seek help from management if the proper operation of such items is not fully understood.

23. The Landlord will not be responsible for any damages or injuries that have been caused by or to the Tenant in the premises. If the Tenant does not know how to use a device located in the premises (such as Iron, gas stove, fireplace etc.) , he or she will ask for instructions from the Landlord. The maximum responsibility of the Landlord stands at two hundred euros.

24. The property has smoke detectors installed and they are believed to function properly at the time of rental. Tennant will notify management without delay if a smoke detector "chirps" or has a low battery condition.

25. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.

26. Tenant shall see to their own security while in the property by locking doors, windows, garage doors, etc. when it's prudent to do so.

27. Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 3 months they shall become the property of the Landlord. The Landlord shall not be help liable for condition of said items.

28. Cable TV is provided and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to cable TV service.