

SHORT TERM RENTAL AGREEMENT

1. The Parties

This agreement made this _____ day of _____, 20____ between _____ [name of guest] of _____ [address of guest] Hereinafter referred to as "Guest", and **Infinite Spot LLC of 1300 Sawgrass Corporate Pkwy Sunrise, FL 33323 US** Hereinafter referred to as "Property Manager".

2. The Property

Property Location: _____

3. Period and Guests

Total people in renting party consists of _____ Adults, _____ Children, _____, and not to exceed _____.

Rental period begins at _____ : _____ AM PM (local time) on the _____ day of _____, 20____ and ends at _____ : _____ AM PM on the day of _____, 20____.

4. Rental Amount

Total rental amount for the period is _____ Dollars (\$ _____)
or equal to _____ Dollars (\$ _____) per night.

5. Fees, Taxes, and Deposit

Cleaning Fee: \$ 250

*No other fees

Total Deposit (Total Rental Amount) and Fees Due with Signed Agreement: Dollars (\$ _____)

6. Termination

The Property Manager has the right to inspect the premises and complete necessary repairs with prior notice as stated with the applicable laws. Should the Guest violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with applicable law. The Guests waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Guests shall vacate the premises at the expiration time and date of this agreement.

7. Maintenance and Repairs

The Guests shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Guests shall pay for maintenance and repairs should the premises be left in a lesser condition. The guests agree that the Property Manager shall deduct costs of said services from the security deposit prior to refund if guests cause damage to the premises or its furnishings.

8. House Rules.

Guest agrees to abide by the House Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by such rules at all times while at the property.

9. Trash

The Guests shall dispose of all waste material generated during the rental period in the designated garbage and recycling area.

10. Subletting

The Guest shall not have the right to sublet the property.

11. Quiet Enjoyment

The Guests shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Guests 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 Guests shall then immediately vacate the premises.

12. Essentials

Property Manager shall provide the Guest with towels, linens, cups, knives, forks, spoons and dishes. It is the responsibility to the Guest to clean the foregoing during the tenancy.

13. Property Manager's Liability

The Guests and Guests' Guests shall hereby indemnify and hold harmless the Property Manager 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. Guests expressly recognize that any insurance for property damage or loss which the Property Manager may maintain on the property does not cover the personal property of Guests, and that Guests should purchase their own insurance for Guests and Guests if such coverage is desired.

14. Cancellation

Flexible Cancellation Window: Guests can cancel their booking up to 7 days before the scheduled check-in date without any penalty.

Partial Refund Period: If a cancellation is made between 7 days and 48 hours before the check-in date, a 50% refund of the total booking amount will be issued, excluding any non-refundable fees.

Short-Notice Cancellation: Cancellations made less than 48 hours before the check-in date will not be eligible for a refund.

15. Refund Policy

Processing of Refunds: Eligible refunds will be processed within 3 business days of the cancellation request. The refund will be credited to the original payment method used by the guest.

Non-Refundable Fees: Please note that certain fees, such as cleaning and service charges, may be non-refundable. These will be clearly outlined at the time of booking.

Alterations to Bookings: If you need to alter your booking dates or details, please contact us as soon as possible. While we will make every effort to accommodate your request, any changes are subject to availability and may incur additional charges.

Special Circumstances

In the event of unforeseen circumstances, such as natural disasters or other serious events, we will review cancellation requests on a case-by-case basis.

16. Check-in & Check-out Policy

Check-In Procedure

Check-In Time: Our standard check-in time is at 3:00 PM. This allows us ample time to prepare your accommodation to our high standards.

Early Check-In: Should you require an earlier check-in, please contact us in advance. We will accommodate early check-ins based on availability and may require an additional fee.

Self Check-In: Most of our properties offer a self check-in option. Instructions for self check-in will be provided 48 hours before your arrival.

Identification and Security: Upon check-in, guests may be required to present a valid ID and a credit card for security purposes.

Check-Out Procedure

Check-Out Time: Guests are kindly requested to check out by 11:00 AM. This ensures we have sufficient time to prepare the property for our next guests.

Late Check-Out: If you require a later check-out time, please contact us as soon as possible. Late check-outs are subject to availability and may incur an additional charge.

Property Care: We kindly ask that you leave the property in a clean and orderly condition upon check-out.

Key Return: For properties without smart locks, please return all keys to the designated area or as instructed in your welcome packet.

Special Requests and Assistance

If you have any special requests or need assistance during your stay, please do not hesitate to contact our team.

17. Attorney's Fees

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

18. Use of Property

Guests expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Guests do not intend to make the property a residence or household nor will it be used for commercial purposes.

19. Shortened Stays and Conditions

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

20. Firearms and Hazardous Materials

Firearms shall not be allowed on the premises. Guest agrees that Fireworks and other hazardous materials shall not be used in or around the property.

21. Illegal Use

Guest 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. No Guest shall grow any Marijuana, Cannabis or similar plant in any part of the premises.

22. Possessions

Valuable items left behind by guest will be held for the guest and every reasonable effort will be made to contact the guest for return. If items are not claimed for longer than 15 days they shall become the property of the Property Manager. The Property Manager shall not be held liable for condition of said items.

23. Cable TV

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

24. Internet

High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

25. Manager/Property Owner Contact

Property Owner/Manager's Name: Infinite Spot LLC

Property Owner/Manager's Telephone: (954) 903-0907

Property Owner/Manager's E-Mail: office@infinitespot.com

Property Owner/Manager's Address: 1300 Sawgrass Corporate Pkwy Sunrise, FL 33323 US

26. Governing Law

This agreement is governed under the laws of United States and Florida State.

27. Other Agreements

In addition to the language stated in this agreement the parties, Property Owner and Guest, agree to the following:

Property Owner and Guest agree to the above conditions on this day of _____, 20____ and hereby swear that the information provided is accurate and true:

Guest's Signature _____ **Date** _____

Print Name _____

Guest's Signature _____ **Date** _____

Print Name _____

Property Owner's Signature _____ **Date** _____

Print Name _____

Exhibit A

House Rules

- No smoking (Marijuana or tobacco cigarettes, cigars, electronic cigarette or any similar product whose use generates smoke or vapours), parties, or events
- Check-in is anytime after 3PM and check out by 11AM
- Self check-in with keypad
- Self check-in with keypad code
- Guests MUST be 21 years of age or older unless accompanied by an adult
- No bikes in the condo, use the bike locker
- No outdoor shoes on the carpet
- Use dark towels to remove any makeup (25\$ charge if white bath towel is used, 15\$ charge if white hand or face towel is used)
- Please be respectful of the neighbors and reduce noise volume between 10PM & 8AM
- Make sure to enjoy your getaway and have fun!!