



SHORT-TERM RENTAL AGREEMENT

Property: The Rose Cottage – Belmont Shore, Long Beach, CA

1. Property, Parties & Stay Dates

Property Address: _____ **Host Name:** _____

Host Phone: _____ **Host Email:** _____

Check-In Date: _____ **Check-Out Date:** _____

Standard check-in 4:00 PM / check-out 11:00 AM. Early/late requests require Host pre-approval and are never guaranteed. This Agreement ("Agreement") is between Host and the Booker below ("Guest") and governs Guest's stay at the Property. By signing, Guest agrees to all terms herein.

2. Booker, Occupants & Occupancy Limits

Booker must be at least 25 years old, remain on the reservation for its full duration, and be present for the stay. Booker is the responsible party for this Agreement and the conduct of all occupants and guests.

Booker Full Name: _____ **Age (25+):** _____

Booker Address (Street, City, State, ZIP): _____

Booker Phone: _____ **Booker Email:** _____

Gov't-Issued Photo ID Type: _____ **ID Number:** _____

Booker must provide a valid, current government-issued photo ID (driver's license, state ID, or passport) matching the reservation name prior to or at check-in; Host may decline check-in or cancel without refund if ID is not provided or does not match. Host may retain a copy on file for verification, will redact all but the last 4 digits where practical, and will safeguard this information.

Maximum Occupancy: 6 guests total (adults and children combined). At least one registered guest must be 25+ and remain on the reservation. List all overnight occupants below; unregistered guests beyond this limit may result in additional charges or termination without refund.

Adult Name	Age	Child Name	Age

3. Pets

Approved for this stay: ☐ No Pets ☐ 1 Pet ☐ 2 Pets (max 2 per stay, pre-approval required; \$100 non-refundable fee per pet, per stay)

Pet Description (species/breed)	Weight	Pet Fee
		\$100.00
		\$100.00

Pets may never be left alone/unattended unless safely crated. Guest must clean up and dispose of all pet waste (indoors and outdoors) throughout the stay, keep pets well-behaved, current on vaccinations, and never unleashed/unsupervised outside. Guest is liable for all excessive pet-related damage (soiled rugs/furniture, scratched surfaces, odor remediation including ozone treatment). Undisclosed pets incur a minimum \$250 fee in addition to the standard pet fee and may result in immediate termination without refund.

4. Smoking & Vaping

Smoking and vaping of any kind (tobacco, cannabis, e-cigarettes/vapor) is strictly prohibited inside the Property at all times; permitted only in designated outdoor areas if any. Any evidence of indoor smoking/vaping (odor, ash, burns, residue, detector discharge) will result in a remediation charge covering deep cleaning, ozone treatment, deodorizing, repainting, and/or replacement of affected soft goods, assessed against the security hold (Section 7) and/or charged separately if it exceeds the hold amount.

5. Rental Charges, Taxes & Payment Terms

Item	Amount
Nightly Rate (per night) × Number of Nights	\$
Rental Subtotal	\$
Cleaning Fee	\$200.00
Pet Fee(s) (see Section 3)	\$

Occupancy Tax (13%, CA — applies to rental + cleaning + pet fees)	\$
TOTAL AMOUNT DUE	\$

The \$200 cleaning fee applies to every stay and is non-refundable once confirmed. This total excludes the refundable security hold (Section 7), which is separate and not taxed. Payment Terms: for reservations made more than 30 days before check-in, 50% is due at booking and the remaining 50% is due 30 days before arrival; reservations made within 30 days of check-in require full payment at booking. Host will invoice Guest via Stripe per this schedule; failure to pay by the due date may result in cancellation under Section 6.

6. Cancellation Policy & Travel Insurance

Refunds are based on Host's receipt of written cancellation notice relative to check-in: 31+ days before check-in — full refund; 15–30 days before check-in — 50% refund; 14 days or fewer before check-in — no refund. Host strongly recommends Guest purchase independent travel insurance to protect against losses from cancellations, interruptions, delays, illness, weather, or other events outside Host's control; Guest is solely responsible for obtaining such coverage, and Host is not responsible for reimbursing amounts not covered under this cancellation policy.

7. Security Hold

A refundable security hold equal to 10% of the reservation total, capped at \$500, will be authorized on Guest's credit card prior to or at check-in, separate from the reservation total and pet fees. It will be released within approximately 3–7 business days after check-out if no damage, excessive mess, missing items, smoking/vaping violations, unauthorized pets, or rule violations are found. Host may deduct reasonable repair, replacement, or cleaning costs from the hold; if actual costs exceed the authorized hold amount, Guest remains responsible for the additional costs and agrees to pay the balance upon request. Guest must report any pre-existing damage within 24 hours of check-in to avoid being held responsible for it.

8. General House Rules & Guest Responsibilities

Guest agrees to: treat the Property, furnishings, and neighbors with respect and comply with all HOA rules, local ordinances, and quiet hours; not exceed maximum occupancy (Section 2) without Host's prior written approval; hold no events/parties beyond registered occupants without Host's written consent; lock all doors/windows and arm any security system when away; not use the Property for illegal purposes; follow all posted instructions for appliances, hot tub/pool, fireplace, grill, and other equipment, using them at Guest's own risk; and report maintenance issues or damage promptly. At check-out, Guest must lock all doors/windows, return the garage remote to the kitchen table, take all personal belongings, and notify Host of any damage that occurred during the stay, even if accidental; failure to do so may result in an additional charge. Host is not liable for accidents, injuries, or loss of personal belongings during the stay except as required by law, and may enter the Property with reasonable notice for maintenance emergencies or suspected violations. Violation of any term of this Agreement may result in immediate termination without refund and required vacation of the Property.

9. Acknowledgement & Signature

By signing below, Booker acknowledges reading, understanding, and agreeing to be bound by all terms of this Agreement — including the occupancy limits, pet policy, smoking/vaping policy, payment terms, cancellation policy, and security hold terms described above — and confirms they are at least 25 years old and authorized to agree to these terms on behalf of all occupants listed in Section 2. Once signed, Host will generate and send an invoice via Stripe to Booker's email above; payment per the invoice terms is required to confirm and finalize the reservation.

Booker Signature: _____

Date: _____

Print Name: _____

Host/Manager Signature: _____

Date: _____

This Agreement is a general template and not legal advice. Consider having it reviewed by a licensed attorney familiar with short-term rental law in your state to ensure compliance with local and state regulations.