

SHORT-TERM RENTAL HOUSE RULES

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These Short-Term Rental House Rules (these "**House Rules**") are part of, and are incorporated by reference into, the booking confirmation and rental terms for the property located at [PROPERTY ADDRESS] (the "**Property**"), and are agreed to as of [BOOKING DATE] by and between:

[HOST LEGAL NAME], the owner or authorized manager of the Property ("**Host**"); and

[GUEST LEGAL NAME], the individual who booked the stay and who is responsible for all occupants and visitors ("**Guest**").

Host and Guest are each a "**Party**" and together the "**Parties**."

Recitals. Host has agreed to allow Guest to occupy the Property on a short-term basis for the dates of the confirmed reservation (the "**Stay**"). Guest wishes to occupy the Property and agrees to follow these House Rules, which exist to protect the Property, neighbors, and future guests, and to comply with applicable local short-term rental, noise, occupancy, and safety requirements. In consideration of the confirmed reservation and the mutual promises below, the Parties agree as follows.

1. Reservation and Occupancy

1.1 Authorized dates. Guest may occupy the Property only during the confirmed check-in and check-out dates and times: check-in is [CHECK-IN TIME] on [CHECK-IN DATE] and check-out is [CHECK-OUT TIME] on [CHECK-OUT DATE]. Early arrival or late departure is permitted only with Host's prior written approval and may incur an additional charge.

1.2 Maximum occupancy. No more than [NUMBER] persons, including children and infants, may stay overnight at the Property. Occupancy in excess of this limit is a material breach of these House Rules and grounds for immediate termination of the Stay without refund.

1.3 Registered guest responsibility. Guest is the responsible adult for the Stay, must be at least [18 / 21] years of age, and is liable for the conduct of every occupant and visitor. Guest will ensure that all occupants and visitors read and follow these House Rules.

1.4 Visitors. Day visitors are [PERMITTED UP TO [NUMBER] PERSONS / NOT PERMITTED]. Overnight visitors beyond the registered occupants are not permitted without Host's prior written consent. Visitors are not permitted to use [POOL / HOT TUB / GYM / OTHER] without Host approval.

2. Conduct, Noise, and Neighbors

2.1 Quiet hours. Guest will observe quiet hours from [QUIET HOURS START, e.g. 10:00 PM] to [QUIET HOURS END, e.g. 8:00 AM]. During quiet hours, noise must not be audible at the property line.

2.2 No parties or events. Parties, events, and large gatherings are prohibited. The Property may not be used for any commercial filming, photo shoot, or promotional event without Host's prior written consent.

2.3 Respect for neighbors. Guest will be considerate of neighbors at all times, will not trespass on adjacent property, and will comply with any homeowners association or building rules provided by Host.

2.4 Local ordinances. Guest will comply with all applicable local noise, nuisance, parking, occupancy, and short-term rental ordinances. Guest is responsible for any fine or penalty assessed against the Property as a result of Guest's, an occupant's, or a visitor's conduct.

3. Smoking, Substances, and Pets

3.1 Smoking. Smoking, vaping, and use of any tobacco or cannabis product inside the Property is strictly prohibited. **[Smoking is permitted only in the designated outdoor area at [LOCATION] / Smoking is prohibited anywhere on the Property.]** A cleaning and deodorizing charge of **[AMOUNT]** applies to any violation.

3.2 Controlled substances. No illegal drugs or illegal activity of any kind is permitted at the Property.

3.3 Pets. Pets are **[PERMITTED, SUBJECT TO THE PET ADDENDUM AND A PET FEE OF [AMOUNT] / NOT PERMITTED]**. Service animals required by law are accommodated as required by applicable law. Undisclosed pets are a breach of these House Rules and may result in additional cleaning charges.

4. Care of the Property

4.1 General care. Guest will treat the Property and its furnishings with care and will keep the Property reasonably clean during the Stay. Guest will not move furniture between rooms or remove any item from the Property.

4.2 Damage and loss. Guest is responsible for any damage to the Property, furnishings, appliances, or grounds caused by Guest, an occupant, or a visitor beyond normal wear and tear, and authorizes Host to charge the cost of repair or replacement against the security deposit or payment method on file.

4.3 Reporting. Guest will promptly notify Host of any damage, malfunction, spill, or maintenance issue so it can be addressed for Guest's comfort and for future guests.

4.4 Utilities and conservation. Guest will use heating, cooling, water, and electricity reasonably. Windows and doors should be closed while climate control is running. Excessive utility use inconsistent with normal residential occupancy may incur an additional charge as disclosed at booking.

5. Safety and Security

5.1 Locking up. Guest will lock all doors and windows and engage any alarm when leaving the Property and overnight.

5.2 Keys, codes, and access. Guest will not duplicate keys, share access codes, or grant access to anyone other than registered occupants. Lost keys or unreturned access devices incur a re-keying charge of **[AMOUNT]**.

5.3 Safety equipment. Guest will not disable, cover, or remove smoke alarms, carbon-monoxide detectors, fire extinguishers, or any other safety device. Guest will report any non-functioning safety device to Host immediately.

5.4 Pools, hot tubs, and hazards. Use of any **[POOL / HOT TUB / WATERFRONT / FIRE PIT]** is at Guest's own risk. Children must be supervised at all times. Guest will follow all posted safety rules. Guest assumes the risks inherent in these amenities to the fullest extent permitted by applicable law.

6. Check-Out and Charges

6.1 **Check-out procedure.** Before departure, Guest will: (a) start the dishwasher or wash used dishes; (b) place trash and recycling in the designated bins; (c) return furniture and keys to their original location; and (d) follow any additional written check-out instructions Host provides.

6.2 **Cleaning fee.** A cleaning fee of [AMOUNT] is charged as disclosed at booking. Excessive mess, biohazard cleanup, or trash removal beyond ordinary turnover cleaning may incur an additional charge.

6.3 **Security deposit.** A refundable security deposit or hold of [AMOUNT] may apply. Host will return the deposit, less any lawful deductions itemized in writing, within the time required by applicable local law.

6.4 **Lost and found.** Items left behind will be held for [NUMBER] days. Host will return items at Guest's request and expense; unclaimed items may be donated or discarded after that period.

7. Violations, Liability, and General Terms

7.1 **Enforcement.** Violation of these House Rules is a material breach. Host may, consistent with applicable law, require the violating party to leave, terminate the Stay without refund, and pursue any charges or damages permitted by the rental terms and applicable law.

7.2 **Assumption of risk and release.** To the fullest extent permitted by applicable law, Guest occupies and uses the Property and its amenities at Guest's own risk and releases Host from liability for injury, loss, or damage that is not caused by Host's gross negligence or willful misconduct. This provision does not waive any right that cannot be waived under applicable law.

7.3 **Indemnification.** Guest will indemnify and hold Host harmless from claims, fines, and expenses arising from the conduct of Guest, an occupant, or a visitor, or from any breach of these House Rules, except to the extent caused by Host's gross negligence or willful misconduct.

7.4 **Governing law.** These House Rules are governed by the laws of the State of [STATE], without regard to its conflict-of-laws rules, and are subject to all applicable short-term rental and consumer-protection rules of [COUNTY, STATE].

7.5 **Entire understanding; severability.** These House Rules, together with the booking confirmation and rental terms, are the entire understanding on their subject. If any provision is unenforceable, the rest remains in effect.

7.6 **Acknowledgment.** By signing below or by checking in, Guest acknowledges that Guest has read, understood, and agreed to these House Rules on behalf of all occupants and visitors.

IN WITNESS WHEREOF, the Parties have agreed to these House Rules as of the booking date.

HOST	GUEST
Signature: _____	Signature: _____
Printed name: [NAME]	Printed name: [NAME]
Title: [TITLE / N/A]	Title: [N/A]
Date: _____	Date: _____

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