

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between Jason Theodosakis ("*Homeowner*") and Yunah Lee ("*Guest*") of ("*Address*")

List your address:

XX:

Property. The property is located at: 6365 N. Sabino Shadow Lane Tucson, Arizona 85750.

The property is fully furnished and includes three bedrooms, each with a King bed and Serta Memory foam topper, all bed/bath linens, 6 robes, front loading washer/dryer, full kitchen (2 sets of dishes, glasses, silverware, knives, pots, pans, spices), whole house water filter, reverse osmosis purified drinking water and ice, 2 HD TVs, DirecTV "Genie" HD DVR x2, Apple TV. High Speed internet with 2 wireless, 802.11 AC/N routers and WPA2 secured Wi-Fi, whole house alarm system with cellular dialer, and fire detectors, fire extinguishers in kitchen, garage and bar, propane outdoor grill, two full sized office desks and office chairs, clock radio alarms. Also included will be a Renter's instruction manual for operating appliances, A detailed inventory list will be contained within the rental property. Extensive photos of the property are taken before your arrival to document the inventory and condition of the home. If the premises appear dirty or damaged upon check-in, please inform the Homeowner immediately

1. Rental Party: The rental party shall consist of Guest and the following persons:

XX: Yunah Lee,

2. Term of the Lease. The lease begins at ^{YL} 4:00 pm. on 11-6-17 (the "*Check-in Date*") and ends at 11 a.m. on 12-~~9~~-17 (the "*Checkout Date*"), Guest will be traveling 11/20-28. ₁₁

3. Rental Rules: Guest agrees to abide by the **Rental 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 the following rules at all times while at the property.

4. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection with appropriate notice. Homeowner shall exercise this right of access in a reasonable manner.

5. Rental Rate and Fees:

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- a. Cost: \$3000
- b. Security Deposit: \$1000
- c. Cleaning Fee: \$175
- d. Utilities Allowance: \$300/month for power and water
- e. Includes: Internet, DirecTV
- f. Taxes: None

Deposit (Due now): \$2000, final payment due Sept. 11 for \$2175 (includes security deposit).

6. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit and subsequent payments will be refunded as follows:

- 100% - \$250 processing fee if cancelled more than 91 days prior to the Check-in Date
- 50% if cancelled 61-90 days prior to the Check-in Date
- 0% if cancelled 0-60 days prior to the Check-in Date

In the (unlikely) event that the homeowner withdraws the rental, such as having to sell the home, renter will be notified ASAP and fully refunded for any and all (100%) payments made.

7. Insurance: It's not mandatory, but we encourage all renters to purchase traveler insurance in case they cannot stay at the rental due to their own circumstances.

8. Security Deposit: This will be refunded to renter if the premises are not damaged (other than normal wear) and owner's property is not removed. Since the owner is highly sensitive to pet dander and smoking, security deposit will be forfeited if Renter violates the "no pet or no smoking policy."

9. Payment: Acceptable payment methods are personal, business, cashier's check or money order, Chase Quickpay, Wells SurePay. Mail checks to: 5257 N. Via Sempreverde Tucson AZ 85750

The renter agrees to the terms of this Short Term Rental Agreement, as evidenced by the signature set forth below.

Homeowner:

Name (print) Jason Theodosakis

Date: 9-12-17

Phone # (during stay):
520-204-7866

Guest (sign): XX: 

Name (print): Yunah Lee

Date: XX: 9/17/17

Phone # (during stay):
XX: (201) 694-3660

Exhibit A

RENTAL RULES

1. Smoking of any kind is NOT allowed anywhere in the house. Owner is extremely sensitive to smoke and can detect it in an instant. Violators of the no smoking policy will automatically lose the entire security deposit, at the very least. Please be aware that Arizona is often under extreme fire hazard conditions. Please dispose of cigarette and cigar butts once they have been thoroughly extinguished. Please do not litter on property.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person on the property is the sole responsibility of Guest.
3. **Risks and Liability:** This is a private house, not a hotel. The owners are not responsible for any accidents (including falling from the deck where the railings might be weak or absent), attacks, injuries or illness that occurs while on the premises or its facilities. The home lies in the Foothills of the Catalina Mountains. There's abundant wildlife, including Turtles, Frogs, Rabbits, Skunk, Fox, Coyotes, Dogs, Bobcats, Mountain lions, Bears, Poisonous Snakes and Spiders, Scorpions, Bees, Wasps, Ameba, Parasites, Mosquitos and mosquito-borne disease, Hornets, Gila monsters, Javelinas, among others. Care must be taken, especially related to children, to avoid contact with the wildlife. 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.
4. Keep the property and all furnishings in good order. Report to owner anything that gets damaged or broken.
5. Only use appliances for their intended uses. Use only *He* soap for the washing machine or it will need significant repairs
6. Pets: ~~Pets~~ are NOT allowed, even for visits. Owner is severally allergic to pets.
7. Parking: Parking is limited to six vehicle(s). Vehicles are to be ~~be~~ parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units. In fact, nothing is to be removed from the unit that you didn't bring onto the property. The cost of missing linens will be charged to the renter. There is a pool house, complete with towels, at

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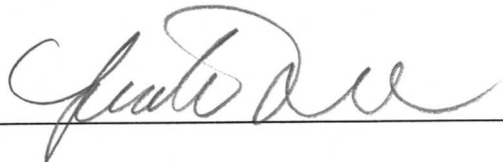
the Olympic size pool, which is part of the Lodge at Ventana Canyon. Housekeeping services can be arranged, please discuss with owner.

9. Modifications. Renter shall not modify the home or grounds in any manner, including hanging items on the walls, or removing any item from the home (besides trash).

10. Water and Plumbing: The property is on city water and a septic system. The mineral content in the water is high. The plumbing system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. Garbage cans are placed next to each toilet. No feminine products or diapers should be flushed at anytime. If it is found that feminine products, wipes or diapers have been flushed and clog the plumbing system, you could be charged damages in excess of \$1000.

I hereby agree to abide by the rental rules listed above.

Guest: Yunah Lee (signing for all guests)

XX: _____

Signature

Please mail, or scan, or photograph and e-mail all pages back to
Sabinoview@comcast.net or, you may fax to 1-419-831-8579