

Sample Guest License Agreement for Shaker Rentals



Property Address: _____ Road, Shaker Heights, Ohio 44122.

** Please Return this Agreement within the Next 10 Days **

(Please make payment to Shaker Rentals LLC)

Guests Name(s): SAMPLE

Address: 123 Maple St. Anytown, State ,Country

Telephone Number: ()

E-mail Addresses: _____@_____

THIS AGREEMENT is entered into by and between the “OWNERS” (Shaker Rentals LLC) of the property located at:

18726 Newell Road, Shaker Heights,,Ohio, 44122, and the above “GUESTS LICENSEE”.

(This is a Proprietor / Licensee Relationship and NOT a Landlord/Tenant Relationship.)

TERMS: Guests will hereby occupy the property at 18726 Newell Road, Shaker Heights, Ohio 44122, for a term starting on October 26, 2011 and ending November 1, 2011 at 10:00AM for \$795.00 & \$100.00 cleaning fee.

No refunds will be given for early departure or guest's dissatisfaction with the property for any reason. Not guaranteed allergen-free or scent free. NO refund will be made for failures or conditions beyond owner's control, including but not limited to visits from any wildlife, insects, and/or hot, cold, snow, rain or stormy weather. This property has stairs which might be a problem for some people please take this into consideration. This building has NOT been modified for handicap access.

NUMBER OF OCCUPANTS: The property shall be occupied by no more than 5 persons, and 2 cars. Please note that the person(s) signing this Agreement must occupy the property or be a representative from a business whose members will occupy the property. No loud or large group parties are permitted on the property. We have one queen sized bed in the master bedroom and queen size in the 2nd bedroom and two twin size beds in the third bedroom.

PARKING: THE DRIVEWAY MUST BE CLEAR AT ALL TIMES, YOU CAN PARK INSIDE THE GARAGE USING THE REMOTE ON THE KITCHEN TABLE. ADDITIONAL FREE PARKING IS LOCATED ACROSS THE STREET ON VAN AKEN IF NEEDED.

PETS: NO Pets are allowed and NO Pets are permitted to be brought to the property by visitors.

SMOKING: Smoking is NOT allowed inside the Property. Any outside smoking requires clean-up of all discarded butts.

INTERNET: The house is equipped with a Wireless Network The Wireless Information and passwords are on the desk in the living room and will also be sent via email before you arrive.

The thermostat for the heating & cooling system should be kept at 68-72F.

Please do not move the furniture from one room to another.

Cable TV: The house is equipped with cable television on the first floor (Living Room).

We need the name and age of everyone staying with us:

Name Age _____

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DEPARTURE HOUSEKEEPING: Guests should attend to the following items before your departure:

1. Place all dirty dishes in the dishwasher or wash and place in cabinets.
2. Place all used linens in a pile in each bedroom and towels in the bathtub or shower.
3. Place all trash in provided receptacles inside the garage. Everything must fit into the cans or garbage bags.
4. All doors and windows must be closed and locked upon departure, KEYS deposited back inside the lock box.

ORDINANCES & STATUTES: All guests, occupants and/or visitors shall comply with all statutes, ordinances and requirements of all municipals, state and federal authorities now in force as to the use of the Property. Parking is illegal between 2am-6am on Shaker Heights streets but there is free overnight parking along the rapid transit line.

MAINTENANCE OF PROPERTY: The guests shall keep and maintain the property in a clean and sanitary condition at all times, and upon the termination of the occupancy term, the guests shall return the property to owners in the same good a condition as when the received occupancy. Trash is to be put in cans inside garage and should not be left on the porch or outside.

QUIET ENJOYMENT: As long as the guests performs all the covenants and conditions of this agreement, they shall have peaceful and quiet enjoyment of the property for the Term stated herein. Quiet Hours are between 6:00 p.m. and 7:00 a.m. (Eastern Standard Time).

RESIDENTIAL AREA: Please note that you are renting a house and not a resort complex. Your occupancy is limited to this property and not adjoining properties that are owned by others. Please do not trespass onto other peoples properties.

DAMAGES: The guests shall be responsible for any damages or losses caused by the guests or any of their occupants or visitors. This is not a resort complex and not for the usage of group parties.

REPAIRS: Call Owner immediately if there are any problems or repairs needing attention. Any repairs or problems will be taken care of as soon as possible. Agent's Phone (216)921-4610

LIABILITY: The guests agree not to use or allow the property to be used in any way so as to create any nuisance, and not to use or allow the property to be used in such a way as to create claims, loss, expenses or damages to any person or property in or upon the property. The guests agree to indemnify, defend and hold owners harmless from any and all claims and damages including actual attorneys' fees and cost arising from the guests, occupants or visitors use of the property or from any activity, work or thing done, permitted or allowed by the guest in or about the property or area in which the property is located.

RIGHT OF ENTRY: Owners reserve the right to enter the property at all reasonable hours for the purpose of inspection or to make repairs as necessary, show the property to potential clients or clean the property.

DEFAULT: If the guests shall fail to perform any provisions and/or terms of this agreement, the owners at their option may immediately terminate all rights of the guests and occupants. NO refunds will be given.

Guests shall be liable for the actions of all occupants, visitors or other persons on the property.

SUBLETTING OR ASSIGNMENT: guests shall NOT assign or sublet any portion of the property.

ENTIRE AGREEMENT: This Agreement sets forth all terms between owners and guests. No alterations changes or amendments shall be binding upon either party unless in writing and signed by all parties.

Guest Date