



Short-term rental agreement - template

A vacation / short-term rental agreement. Fill the blanks, edit amounts to match your property.

PARTIES & PROPERTY

This agreement is between the host, _____, and the guest named on the reservation, for the property at _____. It covers the reservation dates _____ to _____.

OCCUPANCY

Maximum occupancy is the guest count on the reservation. Every overnight guest must be named. Day visitors are limited to ____ and must leave by 10:00 PM. Unregistered overnight guests are billed at the rate below.

FEES

Smoking remediation \$500 / incident. Unregistered overnight guest \$100 / guest / night. Unauthorized event or party \$300 / incident. Late checkout \$75 / hour. Unapproved pet \$150 / stay. Edit each amount to your market and what your platform allows.

DAMAGE

The guest is responsible for damage beyond normal wear during the stay. The host may document damage and request the itemized cost through the platform. There is no held deposit unless the platform sets one; the amount above is a stated ceiling, not an escrow balance.

QUIET HOURS & CONDUCT

Quiet hours are 10:00 PM to 8:00 AM. No parties or events without written approval. No smoking anywhere on the property. Comply with all building and municipal rules.

CANCELLATION

The cancellation terms are those shown at booking on the reservation platform, unless the host and guest agree otherwise in writing before arrival.

ACKNOWLEDGMENT

By signing below, the guest confirms they have read and agree to the occupancy limit, the fees, and the terms above for this reservation.

Guest signature: _____ Date: _____

MAKE IT DEFENSIBLE

A signed template is a good start, but a paper signature does not prove when the guest agreed. What sits in the file as evidence is a dated, tamper-evident acknowledgment captured before check-in. PreArrive turns this agreement into a packet the guest signs in about 90 seconds and returns a PDF certificate with a timestamp, an audit trail, and a content hash. Free on your first property.

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