

COMFORT at FORBES

SHORT-TERM RENTAL AGREEMENT and RULES FOR GUESTS

This short-term Rental Agreement is made between owner, Identified as C@F and Occupant named as Responsible Party as described below. **Note: responsible party must be 25 years old or more to be accepted into this contract:**

Responsible Party Name.....

Home address.....

City, State, Zip.....

Email address.....

Home/Cell Phone number.....

Property: Occupant rents for a short-term only, the furnished real property and improvements describe as Comfort at Forbes 1 bedroom, located at 2009 Forbes Avenue 5219, Pittsburgh, PA.

Arrival and Departure: check in 3pm and check out 11 am.

Authorized use and guest: It is our policy not to rent to responsible party under the age of 25. Occupant (including small children, infants and guest) is not to exceed the number of people listed below and or authorized by owner. If more than 3 persons are found to be occupying the short- rental property, this agreement must be terminated without refund.

For owners insurance and security reasons, please list all people staying overnight at the premises
including age and relationship to you:

Name	Age	Relation to Occupant
.....		
.....		

Guests, visitors or persons are allowed at any time at the premises without permission or previous authorization of owners as long as there is no overnight. If the premises are used by more or different persons than those identified here, then occupant, authorized guests and all others may be required to immediately leave the premises. Also, exceeding the occupancy limit as listed above can and will result in forfeiture of damage deposit followed { or not} by eviction and also forfeiture of all amounts paid.

Lying or omitting about age to benefit a minor or to rent this location is considered unlawful and it is grounds for termination of this agreement with an immediate eviction and forfeiture of all amounts paid - including damage deposit.

Payments: Occupant is the responsible party who agrees to the following payments as written or verbally previously discussed: payment to block and reserve dates is received by C@F, and passed within 24hr after renter has checked in by Payment method chosen by host C@F. Occupant must agree and follow the strict refund cancellation policy chosen by host as disclosed on C@F website.

General Note: Reservation is confirmed but it can be changed based on Rental Agreement information. Renter must abide the limitation on number of guests and agree with our rules and regulations prior to checking in.

Reservation Fee and Cancellation Policy: Strict: 100% refund up to 15 days prior to arrival, except fees.

- **Cleaning fees are always refunded if the guest does not check in.**
- **If there is a complaint from either party, notice must be given to C@F within 24 hours of check-in.**
- **A reservation is officially canceled when the guest notifies via email and receives confirmation of their request.**
- **Cancellation policies may be superseded by the Guest Refund Policy, safety cancellations, or extenuating circumstances. Please review these exceptions.**
- **Applicable taxes will be retained and remitted.**

CANCELLATIONS: Although the owner will make every attempt to re-book the premises, his/her time shall be compensated at no fault. A fifteen (15) day notice is required for cancellation, with a 100% refund and no penalty fees. Cancellation or early departure does not warrant any refund of rent or fees.

By signing below, I agree to all terms and conditions of this CANCELLATION agreement

Signand I acknowledge that I have opted to purchase the travel insurance or not have it. Either way, I acknowledge below:

Sign.....

DAMAGE COLLECTED: Damage deposit will be collected separately from your total reservation. You must sign the authorization and return to owner prior to your check-in. Renters are completely responsible for any and all damages to the home or property caused by Renters, whether accidental or due to Renters negligence. However, Renters understand that the rental includes an accidental damage rental policy providing up to \$ 1,500 in accidental damage protection provided Renters notify the owner and assist the owner in making the claim.

By Signing Below, I agree to all terms and conditions of this CANCELLATION agreement.

Sign..... and I acknowledge that insurance and I have opted to purchase the travel insurance or not have it. Either way, I acknowledge below:

Sign.....

If Guest fail to advise the Owners of the damage and provide the necessary information that would allow the owner to file a claim against the policy, Renter authorize C@F to collect \$250 (or more, if necessary) from a credit card provided **for damages caused and/or found during or upon your departure. Damage deposit collected will have information to support charges regardless of your agreement about how it happened. If you fail to notify owner of existing problem, you will be held responsible for damage.** Here are some examples of situations that will incur in damage collected:

- 1- damage is done to premises and/or furniture, beyond normal wear and tear;
- 2- the premises is not left in a reasonable good and clean condition;
- 3- keys are not left behind as described in the welcome letter;
- 4- unit is not left locked with window and/or doors closed;
- 5- electronics and /or appliances are found broken or missing parts, or not in good condition;
- 6- there was an early check in or late check out not previously
- 7- there was noise violation;
- 8- items were missing and/or broken during your stay (towels, decor items, pillows, blankets, etc)
- 9- number of people accessing/visiting the room exceeds the number of persons authorized by Owner

Owner will enter the premises to recount inventory and shall inform occupant by phone, text or email if any discrepancy is noticed. Occupant should respond to the best of his/her knowledge about any inquiry, Owner shall then furnish occupant an itemized statement indicating the amount of any damage collected and the basis for its disposition. The damage collected will be taken from the credit card on

files.

I authorize C@F to charge partially for payment described as damage deposit. I am the responsible occupant and I acknowledge that it could take up to 6 months for complete repair. If MBVR is unable to process my payment, I will be responsible for an alternate payment arrangement and any resulting processing fees. No actual signature on merchant receipt is necessary to abide this terms. By signing this document on the last page of this agreement, I acknowledge that my signature matches with the ID, and that I am the responsible party and cardholder. If this is a corporate card, extra documentation should be provided to fulfill this agreement.

Late Check-out: Check out is 11am. Occupant agrees that there shall be no later departure without prior approval. Late checkouts without approval will be charged with one day complete rental.

Cleaning: The premises are delivered to occupant in a professionally cleaned condition. Occupants are required to check place for cleanliness and to report within 24 hr if any discrepancy is noticed or occupant accepts the rental property upon arrival as described on the website. Owners are not responsible for personal perception of cleanliness. Upon termination of occupancy, occupant will deliver the premise in a reasonably clean condition otherwise an appropriate charge will be deducted as damage approved. Beds don't need to be made, floors don't need to be swept and towels don't need to be washed.

Smoking: Smoking is not permitted inside the premises at any time, Notice of this violation may result in fee of \$ 500.00 as damage approved.

General rules and regulations:

- 1- Under NO CIRCUMSTANCES is lightening candles in or outside the premises allowed
- 2- Occupant agrees to assume all risk of damage to any and all personal property on the premises. If damages happen, a damage collected amount shall be issued upon estimates of the damage. The occupant agrees to pay for the additional expenses associated with repair or replacement.
- 3- Owners are not responsible for items left behind upon departure- If owners are asked to send items from guests, occupant is responsible for full payment of shipping and handling fees (USPS or UPS quotes);
- 4- Occupant shall ensure that guests shall not: disturb, annoy, endanger or interfere with other occupants of the building or its neighbors; use the premises for any commercial or unlawful purposes, violate any law or ordinance, or commit waste or nuisance on or about the premises;
- 5- At all times, during the rental term, occupant and guests shall conduct themselves in a manner that does not unreasonably disturb their neighbors or behavior that constitutes a breach of peace . Occupant or guests shall not make or permit any disturbing noise in or outside the premise that will interfere with the rights, comfort or convenience of other residents/ neighbors;
- 6- Profane, obscene, loud or boisterous language or unseemly behavior and conduct are absolutely prohibited at any time. The occupant agrees to not permit anyone in his/her party to do anything that will annoy, harass, embarrass, or inconvenience any neighbors;
- 7- Owner or owner's crew member may enter the premises immediately in the event of an emergency or noises disturbances; however, not to fix or to show a prospective renter without renter's acknowledgment;

Parking: Parking is limited tospaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.

Mechanical Failures. Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio

visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

Acts of God. If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the property, Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

Limitation on Liability. Owner is not responsible for any accident , injuries or illness that occur to any member of C@F visitors while in the property.

Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

Amendments

This Agreement may not be amended or modified except in writing signed by both parties.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Pennsylvania.

By signing below, the parties acknowledge that they have read, understand, and agree to be bound by the terms and conditions of this Agreement.

Sign.....