



Rental Agreement for all Helot Stays

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EXHIBIT A HOUSE RULES:

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This Short Term Rental Agreement (the “Agreement”) is made between the property owner (“Homeowner”) and the person or legal entity making the reservation (“Guest”) directly or on Airbnb, VRBO, [Booking.com](https://www.booking.com), or other booking sites (“Booking Channel”) as of the date stated on the booking confirmation email sent from Booking Channel and/or Homeowner to Guest.

This Agreement is for the provision of accommodation services ("Booking(s)") by Homeowner to Guest. This Agreement is governed by the laws of the State and applies to all Bookings. By making a Booking, Guest is deemed to accept and be bound by the terms of this Agreement.

FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY OF WHICH IS ACKNOWLEDGED, THE PARTIES HEREBY AGREE AS FOLLOWS:

THE PROPERTY

The Property is located as specified on the booking channel. It is furnished and includes linens, towels, and other amenities as listed on the respective booking channel.

RENTAL PARTY

The Guest shall specify the number of persons in their company at the time their reservation is placed.

MAXIMUM OCCUPANCY

The maximum number of guests is limited to the number of persons the Guest specified at the time they made their reservation unless separately agreed with the Homeowner. If the Guest brings more people or other people than in the rental party list, the Homeowner may cancel the agreement with no further notice. Guest may also become liable.

MINIMUM STAY

The minimum duration of stay for this property is as specified on the booking channel. Guests are required to adhere to the minimum stay requirement as stated at the time of reservation.

RENTAL RULES

Guest agrees to abide by the House 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.



ACCESS

Guest shall allow Homeowner or their Property Manager access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

RENTAL RATE AND FEES

Payment in full of fees according to Payment request sent to the Guest from Booking Channel and/or the Homeowner shall be due within 30 days of the Check-in Date. 100% of the rental fee is due upon booking.

PARKING

Guests shall refer to the booking platform for specific parking arrangements, including the number of available spaces, any applicable fees, and restrictions.

HYGIENE

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

BOOKING

When the Guest makes a booking and the Homeowner accepts the reservation, a contract between the two parties comes into effect. Guest must be able to enter into a legally binding contract and be over 18 years of age to make a Booking.

PAYMENT

Bookings must be paid for using a valid credit or debit card or any other electronic payment type Homeowner specifies.

AMENDMENT

Should Guest change the number of guests, dates, room nights or type, the prices are subject to change. Should Guest request an amendment to their reservation and Homeowner is not in a position to honor the amendment, the reservation will be canceled and a full refund or no refund issued to Guest with respect to the Cancellation Policy stated in this agreement.

CANCELLATION POLICY

If Guest wishes to cancel his/her reservation, the prepaid amount will be refunded as follows:

- 100 % if canceled 30 days prior to the Check-in Date
- 0% if canceled less than 30 days prior to the Check-in Date



CHECK-IN

Guest must fill out the Guest Registration form referenced in the booking confirmation message sent from Homeowner as soon as they have confirmed their reservation. Failure to do this means Guest will not receive check-in instructions and thus will not be able to check into the property.

Should Guest wish to check-in outside of the times specified, Guest must confirm this directly with Homeowner. In the event that Guest attempts to check in outside of the stated check-in times without prior arrangement, Homeowner may cancel the booking and retain any amounts they are entitled in accordance with the Cancellation Policy Section of this agreement.

Check-out time is also specified on Guest's Booking Confirmation.

LIABILITY

Other than for death or personal injury caused by Homeowner's negligence or fraudulent misrepresentation, Homeowner's total liability to Guest is limited to the price of the Booking and in no circumstances will Homeowner be responsible to Guest for any indirect or special damages.

Homeowner will not be liable for failure to provide the services to the extent that the failure is caused by any factor beyond Homeowner's reasonable control.

Guest is responsible for any damage or loss caused to Homeowner, including any damage to Homeowner's property by Guest's act, omission, default or neglect, Guest agrees to indemnify Homeowner and Guest agrees to pay Homeowner on demand the amount reasonably required to make good or remedy any such damage or loss.

Further, Homeowner reserves the right to terminate Guest's booking immediately without being liable for any refund or compensation where Guest engages in unacceptable behaviour that causes a disturbance or nuisance to Homeowner's other guests or surroundings.

FORCE MAJEURE

In the event of unforeseeable and uncontrollable circumstances, such as natural disasters, acts of terrorism, or government actions, that make it impossible or unsafe to honor reservations, Homeowner reserves the right to cancel reservations without liability. In such cases, guests shall receive a full refund, and Homeowner will make reasonable efforts to assist in finding alternative accommodations.



SIGNING THIS AGREEMENT

The parties automatically agree to the terms of this Short Term Rental Agreement when Guest places a reservation. In the event that Guest doesn't agree to the terms of this agreement, the guest must cancel their booking as soon as possible, latest before check-in. Failure to do so means Guest agrees to this agreement. Whether Guest receives a full, partial, or no refund after such cancellation is entirely dependent on the Cancellation Policy stated on this agreement.

EXHIBIT A

HOUSE RULES

Thank you for choosing our place. We are glad to host you. Because we want to keep our place safe and decent, and ensure our guests' comfort, we have outlined a set of house rules, and we hope that you take them seriously, as breaking any of the rules may attract a fine.

CHECKING IN & OUT

- Check-in time starts at 4 PM
- Check out time ends at 11 AM
- Quiet hours are between 10 PM and 8 AM

NOISE, THE NEIGHBORHOOD, VISITORS, FUNCTIONS

- No parties, no overnight guests without previous approval from us.
- Please avoid disturbing the neighborhood in any way.
- Do not engage in illegal activities anywhere on the property.
- No sex outside the bedrooms. And please, always use the bed.

EATING

- Always use the dining or breakfast table when eating. Don't eat anywhere else in the house.
- Please no food in the bedrooms or on the couches.
- Do not leave any food out that will attract uninvited pests. Our home is pest-free and we intend to keep it that way with your help.

SECURITY

- Please treat our place with respect.
- Guests' belongings are only safe and secure if you remember to close and lock all doors and windows at all times.



- Please don't waste energy. Turn off the lights and all appliances when you aren't using them or when you go out. Also, don't leave the air conditioning or heater on with the windows open.
- Please no open fires/candles/incense.

SMOKING

- No smoking inside the house.
- Also no smoking within the premises (both outside and on the deck).

PETS

- Only dogs are allowed.
- No restrictions on dog size or breed.
- Maximum of two dogs per reservation.
- An additional charge per dog per night.
- Dogs should accompany guests during outings whenever possible.
- If left in the room, dogs must be crated to prevent damage.
- Unattended dogs causing disturbances may incur additional fees.

SERVICE AND SUPPORT DOGS:

- Fees are waived for registered service dogs assisting with disabilities.
- Guests must inform about the service dog's tasks during online check-in.
- Support dogs are subject to the standard pet fee.

DAMAGES AND BREAKAGES

- Please no shoes on when in the unit.
- If you break or damage something, please let us know immediately and arrange for its replacement or repair.

EMERGENCY CONTACT DETAILS

<https://www.helotcompany.com/contact-us>

COMPLIANCE

- Failure to adhere to the above mentioned rules can lead to immediate termination of your stay in the place
- In the case of damages and breakages, you will be expected to settle the total repair cost