

# loft\_2c Short-term Rental Agreement

1. **CHECK-IN TIME** is after 3 P.M.
2. **CHECK-OUT TIME** is before 11 A.M.
3. **NON-SMOKING** – This is a non-smoking unit.
4. **NO PETS** – Sorry, pets are not permitted.
5. **DAMAGE/RESERVATION DEPOSIT**- Your deposit is fully refundable within two (2) days of departure (via Paypal), provided the following provisions are met.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in garbage, and soiled dishes are placed in the dishwasher and cleaned.
  - d. All keys are left on the kitchen table and unit is left locked.
  - e. No linens are lost or damaged.
  - f. No early check-in or late check-out.
  - g. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
6. **PAYMENT** – Payment of the full rental rate, plus cleaning fee and \$500 deposit is required in order to reserve the apartment. Payments will be received via Paypal.com and sent to the owner's email address: [deroy@loft2cbrooklyn.com](mailto:deroy@loft2cbrooklyn.com)
7. **CANCELLATIONS** – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations that are made between thirty (30) and sixty (60) days prior to the arrival date will be refunded 50% of the full rental fee and the full security deposit and cleaning fee. Cancellations that are made between eight (8) and twenty-nine (29) days prior to the arrival date will be refunded 25% of the full rental fee and the full security deposit and cleaning fee. Cancellations that are made between one (1) and seven (7) days prior to the arrival date will forfeit the full rental fee, however the full security deposit and cleaning fee will be refunded. The rules above apply to partial cancellations or early departures as well.
8. **MAXIMUM OCCUPANCY**- The maximum number of guests for this condominium is limited to six (6) persons.
9. **MINIMUM STAY** - This property requires a three (3) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
10. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup.
11. **NO DAILY MAID SERVICE** – The unit will be cleaned by a maid prior to your arrival. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

12. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing (e-mail) in advance.
13. **PARKING** – If you have a vehicle, street parking in the area is first come first serve. While parking is generally available, we cannot guarantee availability of parking. Please note street cleaning days and times when you park to avoid parking tickets. We are not responsible for parking tickets.
14. **STORM POLICY** – No refunds will be given unless The National Weather Service orders mandatory evacuations of the area.
15. **LOFT STEPS** – The steps to up to the secondary loft bedroom in the unit are quite steep. Please use caution when ascending and descending the steps. The lofted bedroom is not recommended for older guests. Use at your own risk.
16. **RESPONSIBILITY** – The unit is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. While we will do everything in our power to return any forgotten belongings, the owners 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. Travel insurance is recommended.

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

**Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_