**TO BE INCLUDED IN GUEST SHORT-TERM VACATION RENTAL AGREEMENT OR TERMS AND CONDITIONS FOR PROTECTION OF PROPERTY AND QUALITY OF LIFE AND TO ALLOW ENFORCEMENT**

**Host information**: Name of Owner/manager, Address, Phone #, Email; **Rental property address**; **SPI Permit #**; **24/7 Contact**; **Renters information**: Name, Age, DL # and State of issuance, Home address, Email, Phone #, Vehicle(s) make/model/license plate #, # of guests and their ages, check in/out dates, # of nights, and Hotel Tax charges as required by the City of SPI, State of Texas & Cameron County.

A damage deposit of \_\_\_\_\_\_\_ is required to reserve your vacation rental property. This deposit is not applied toward rent, but is refundable within 3-7 business days after departure **provided** that no damage is done to the property or its furnishings, there are no items missing from the property, all keys are returned, and there are no violations of this agreement. *Initial* \_\_\_\_\_

This agreement is a short-term vacation rental contract and differs in Texas law from that of a residential lease. The property manager/owner or representative has the right to enter the property with reasonable notice for the protection, inspection, or maintenance of the property, and/or enforcement of this agreement up to but not limited to full eviction and forfeiture of all amounts paid including damage deposit. *Initial* \_\_\_\_\_

By signing this agreement, you acknowledge that in the event of any enforcement action up to but not limited to eviction, all amounts paid including the full damage deposit will be forfeited. *Initial* \_\_\_\_\_

Violation of any of the following Terms and Conditions will result in eviction and all amounts paid including the full damage deposit will be forfeited. *Initial* \_\_\_\_\_

You must be 25 years of age to rent this property. By signing this agreement, you acknowledge that you are 25 years of age or older. Proof of age with valid ID is required at check-in. Any falsification of age will result in immediate eviction and all amounts paid including damage deposit will be forfeited. *Initial* \_\_\_\_\_

By signing this agreement, you acknowledge that you are responsible for the conduct of all persons you invite or allow to remain on or in the property during the dates of this reservation. Your reservation is confirmed for only the number of guests listed (Occupancy Limit) on your confirmation and upon check-in, you will be required to complete a Guest Registration Form listing the names and ages of all persons who will be on the premises. The Occupancy Limit applies to guests of all ages and to the entire property, day and night, both interior and exterior, grounds, driveways, backyard, and pool. Exceeding this occupancy limit or falsifying occupancy is strictly prohibited. Violation of the Occupancy Limit will result in immediate eviction and all amounts paid including damage deposit will be forfeited. *Initial* \_\_\_\_\_

House parties, social events, and/or ANY activity where guests not listed on the Guest Registration or exceeding the occupancy limit are invited including dinners and family reunions are strictly prohibited, and any violation will result in immediate eviction and all amounts paid including damage deposit will be forfeited. *Initial* \_\_\_\_\_

Subleasing the property or advertising the property in any form including but not limited to digital or social media is strictly prohibited. *Initial* \_\_\_\_\_

As the responsible party signing this agreement, you must personally be in residence during the entire stay and when requested by law enforcement or other authority you must provide a copy of this signed agreement. By signing this agreement, you acknowledge that you are responsible for the conduct of all persons you invite or allow to remain on the property during the time of your reservation. *Initial* \_\_\_\_\_

Any guest(s) engaging in or arrested for any illegal activity including the possession of illegal substances is strictly prohibited anywhere in or on the property. The Guest(s) will be subject to immediate eviction and all amounts paid including damage deposit will be forfeited. *Initial* \_\_\_\_\_

You must comply with all noise ordinances. No loud noise after 11:00 pm or before 9:00 am is permitted. *Initial* \_\_\_\_\_

**IF YOU ENCOUNTER ANY PROBLEMS PLEASE CONTACT: {24/7 contact on file with City of SPI}**

By signing this agreement, I agree to all terms and conditions. Renter’s signature: \_\_\_\_\_\_ Date: \_\_\_\_\_\_