



*Our mission is to provide Guests with value and effortless comfort and Owners with a rewarding and efficient stewardship of their properties.*

## SHORT-STAY RENTAL AGREEMENT

Date: \_\_\_\_\_

**This agreement is by and between Charlotte's Web, LLC operating as LUXbnb, 5185 MacArthur Blvd NW. Suite 659, Washington, DC 20016**

**AND**

Name of Responsible Guest
Address
Email
Phone
Guest
Guest
Guest
(Please provide the names of all registered guests, identify each child as a child with ages.)
Dates of stay Check-in: _____ Check-out: _____

Regarding Guest's rental of the residence located at:

Apt., \_\_\_\_\_ Washington, DC 200 \_\_\_\_\_ .

Rental Amount: \$ _____ per night/week/month X	Total Rental Amount \$ _____
Other Fees:	
Cleaning Fee:	\$ _____
DC Sales and Use Tax 14.5%	\$ _____
Accidental Damage Insurance Policy (\$3,000 limit)	\$39.99
<b>50% Deposit due with signed agreement</b>	\$ _____

<b>Balance due no less than 30 days prior to commencement of the rental.</b> <i>(Monthly payment arrangements can be made for stays of two months or longer.)</i>	\$ _____
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**Terms of Agreement:**

1. It is Guest's responsibility to read and be familiar with each of these Terms of Agreement which are a part of the rental contract. Compliance with these Terms will make your stay easier and more enjoyable. Failure to observe any of these Terms may result in a premature termination of your stay.
2. Cancellations: Your rental payment is refundable up to 30 days prior to the check-in date minus a \$200 Administration Fee and any transaction fees that have been incurred (generally 3% for credit card processing). Within 30 days prior to the check-in date, LUXbnb shall refund 50% of the value of the rental minus any transaction fees and Administration Fee (\$200). No refunds shall be provided for cancellations within one week of the check-in date.
3. There is no refund for cancelled trips or early departures due to circumstances beyond the control of LUXbnb. This includes, but is not limited to, weather, acts of nature, local events, illness or injury, power outages, death in the family or changes in Guests' schedule. LUXbnb will attempt to accommodate changes in plans whenever possible. For example, LUXbnb will attempt to re-rent the property when feasible. If successful, LUXbnb will refund as much of Guest's deposit that we are able to re-coup through re-rental of the cancelled stay minus the \$200 Administration Fee.
4. We offer the option to purchase a Travel Insurance Policy with every reservation. You can protect your deposit with LUXbnb and other unexpected expenses through the purchase of a Travel Insurance Policy, a comprehensive travel policy that provides not only coverage for forfeited deposits, but also trip interruptions, medical and dental care, emergency evacuation, lost baggage, ID theft, rental car damage, roadside assistance and much more. For more information visit this website: [www.vacationrentalinsurance.com](http://www.vacationrentalinsurance.com). Coverage Questions? Call (866) 298-6846.
5. Guest understands that a condition of this rental in lieu of a security deposit is the purchase of the Accidental Damage Insurance Policy. Guest agrees to pay for any damage to the property caused by Guest, pets or guests of Guest during the tenancy that is not covered by this insurance. The Guest's credit card number is kept on file for this purpose.

6. Check in time is 3pm on the first day of your stay. Check out time is 10am on the last day of your stay. Guest agrees to depart on time. However, arrangements may be made for late check-out no later than 24 hours prior to your departure by contacting LUXbnb Customer Service at [CustomerService@LUXbnb.com](mailto:CustomerService@LUXbnb.com). A delayed checkout disrupts the cleaning schedule and a fee may be charged, refer to attached Fee Schedule.
7. If the Guest desires to extend their stay, Guest shall contact LUXbnb Customer Service at [CustomerService@LUXbnb.com](mailto:CustomerService@LUXbnb.com) no less than 24 hours prior to scheduled departure. LUXbnb personnel must confirm such extension. Failure to vacate the unit when scheduled will incur charges equal to double the base nightly rate. Please refer to attached Fee Schedule.
8. Guest agrees to follow the departure procedure specified by LUXbnb or Owner when vacating the property both during the stay and upon final departure. The residence shall be secured by locking all doors, gates and windows.
9. The Guests shall maintain the premises in a good, clean condition, and use the premises only in a careful and lawful manner.
10. Guest agrees to be a good neighbor by respecting the rights of the surrounding occupants to a pleasant, safe and peaceful environment. The Guest shall not create noise or other situations likely to disturb or annoy the surrounding neighbors.
11. The Guest shall dispose of all garbage generated during the rental period in the trash receptacles provided. If instructed to do so in the house manual, Guest shall place the trash bins along the curb or in the alley during their stay for pickup on garbage days. Garbage collection is early morning on Tuesday and Friday in Georgetown and DuPont Circle.
12. Guest shall not allow any person to reside or sleep over at the property other than the guests listed on the first page of this agreement. If Guest wishes to have additional persons stay over for all or part of their rental term they can do so with the express knowledge and consent of LUXbnb. Each authorized guest will incur a guest fee of \$20 per person per night.
13. Guest agrees that no animals or pets of any kind shall be brought onto the premises without prior knowledge and approval of LUXbnb. Pets will be subject to a supplemental cleaning fee. Refer to attached Fee Schedule.
14. Guest agrees that there shall be no smoking inside any LUXbnb property. Smoking is permitted outside the building, but not on any of the wooden decks or screened porches. If there is smoking in the building there shall be a minimum \$500 cleaning charge for upholstery and rugs and additional costs to remedy the situation.
15. Towels and bedding for the number of Guests expected will be provided. Additional towels and linens can be delivered to the property for an additional fee as described on the attached Fee Schedule.

16. Some consumables such as coffee, tea, salt & pepper, paper towels, toilet paper, soap, dish detergent, garbage bags, laundry soap, are provided, however it is the Guest' responsibility to replace these if they run out during the stay.
17. Cable TV is provided in those properties with television. LUXbnb shall attempt to remedy any disruption in service at the earliest opportunity. No refund shall be given for outages, content or lack thereof, or personal preferences with regard to cable TV service.
18. WIFI is provided in all properties. LUXbnb shall attempt to remedy any disruption in service at the earliest opportunity. No refund shall be given for outages, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.
19. All properties have a working fire extinguisher as well as smoke alarms. Both these safety features are believed to function properly at the time of rental. Guest shall familiarize themselves with the location and operation of the fire extinguisher upon arrival. Guest shall notify management without delay if a fire alarm "chirps" or has a low battery condition.
20. Absolutely no wood or open fires are permitted in the fireplace at any time during your stay without the express knowledge and consent of the Owner. Guest agrees to pay the additional cleaning fees as stipulated in the attached Fee Schedule for fires in fireplace without Owners knowledge and consent.
21. Guest expressly acknowledges and agrees that this Agreement is for transient occupancy of the Property, and that Guest does not intend to make the property a residence or household.
22. Guest shall allow LUXbnb or Owner to access the property for purposes of maintenance, repairs, improvements, in cases of violations of the terms of Guest Contract or to show it to future potential Guests. Owner and LUXbnb shall exercise this right of access in a considerate and reasonable manner by making contact with Guest 24 hours in advance in all situations except violations of the Guest Contract.
23. Guest agrees not to access the "Owner's closet" or bin, even if unlocked.
24. LUXbnb has the right to inspect the premises without prior notice to enforce the terms of this Agreement. Guest waives all rights to process upon failure to vacate the premises upon termination of the rental period, including early termination due to breach of this Agreement.
25. Guest shall hereby indemnify and hold harmless the Owner and LUXbnb and their agents against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guest expressly recognizes that any insurance for property damage or loss which the Owner may maintain on the property does not cover the personal property of Guest.
26. LUXbnb cannot be held responsible for: The failing of any other company due to said company's error or service interruption (i.e. electricity, water,

gas, satellite, cable etc). Acts of neighbors such as: Construction, road repair, and maintenance or act of god (weather). However, LUXbnb agrees to do all that is humanly possible to remedy any issue as quickly as possible.

27. Guest agrees to pay all reasonable costs, attorney's fees and expenses incurred by Owner and LUXbnb in enforcing this agreement.

The Parties, intending to be legally bound, do hereby agree to the Terms of Agreement and swear or affirm that the information provided through the VRBO or HomeAway website is true. Any changes in the information provided including but not limited to the number of guests, must be communicated to LUXbnb Customer Service at [CustomerService@LUXbnb.com](mailto:CustomerService@LUXbnb.com) a minimum of 24 hours prior to your arrival day.

BY:

GUEST

LUXbnb

\_\_\_\_\_  
Print Name, Title & Date

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_



<b>EXHIBIT 1 – Guest Fee Schedule</b>
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Service	Fee	Note
<b>Keys &amp; Locks</b>		
Locked Out	\$50	
Replacement Key	\$50	
On-site Lock-box open	\$50	
<b>Baby Gear</b>	<b>Up to 2 weeks</b>	<b>Subject to availability</b>
Portable crib	\$30	Pack 'n Play
Umbrella Stroller	\$20	
Booster seat	\$20	For ages 2+
Toddler car seat	\$20	
Toddler bed	\$30	
Step stool	\$20	
<b>Insurance</b>		
Trip insurance		<a href="http://www.vacationrentalinsurance.com/">http://www.vacationrentalinsurance.com/</a>
Accidental Damage	\$39.99	See contract
<b>Cancellation Fees</b>		See contract
<b>Administration Fees</b>		See contract
<b>Early In/Late Out</b>		Subject to availability
Noon	\$25	
Late Out: Noon to 8pm	½ nightly rate	
Late Out: After 8pm	Full nightly rate	
Failure to vacate	Double nightly rate	
<b>Cleaning</b>		
Extra towels & linens	\$40/set	Includes delivery
Mid-stay cleaning		Varies with property
Pet cleaning fee	\$100/2 weeks	See contract
After smoking/fire	\$500	See Contract
<b>Extra guests</b>	\$ 20/night/person	

