SHORT TERM VACATION RENTAL AGREEMENT

This Short-Term Vacation Rental Agreement (the "Agreement") is made and entered into as of this ___ day of _____, _____, by and between 8703 River Road LLC ("Host") and the undersigned guest(s) ("Guest") for the limited use of a two-bedroom cottage located at 8703 River Road, Richmond Virginia 23229 (the "Property").

GUEST'S NAME: _____

ADDRESS: _____

EMAIL: _____

HOME PHONE: _____ CELL PHONE: _____

ADDIITIONAL GUEST(S): _____

Please note that the maximum number of guests is 4 adults and 2 children. Exceeding this limit is a material breach of this Agreement.

The Guest acknowledges and agrees that this is a short-term rental for transient lodging only. This Agreement does not create a landlord-tenant relationship as defined by the Virginia Residential Landlord and Tenant Act (VRLTA) or any other similar federal, state or local law.

The Guest further acknowledges and agrees that the Property manager and/or Host 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. Notice shall not be required in emergency situations or exigent circumstances.

Check-in Date & Time: _____ at 1:00 PM EST

Check-out Date & Time: _____ at 11:00 AM EST

Financial Terms & Payment. 100% of the below Total Rental Cost is due upon execution of this Agreement to reserve the Property. If you cancel more than 10 days before check-in, the Total Rental Cost will be refunded.

Item	Amount
Rental Rate ($) per night	$
Cleaning Fee (non-refundable)	$50.00
Pet Fee $500	
T.O.T/Taxes, Fees (15%)	$
Total Rental Cost	$

TERMS AND CONDITIONS

VIOLATION OF ANY OF THE FOLLOWING TERMS AND CONDITIONS MAY RESULT IN EVICTION AND FORFEITURE OF ALL AMOUNTS PAID.

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.

House parties, social events, and/or any activity where guests are not listed on the Guest Registration or exceeding the occupancy limit are prohibited unless expressly permitted by the Host. Quiet hours are from 10:00 p.m. to 8:00 a.m. In addition, the Guest must comply with all County noise ordinances.

No pets are allowed without specific written permission and pet fee paid.

Fireworks are prohibited. This is a non-smoking property. When smoking outside of the property, the doors to the property must be kept closed and smoking materials must be safely and properly disposed of.

Vehicle parking is limited to 4 vehicles in the designated spaces at the Property.

Prior to checkout, all dishes should be washed. Make sure all doors and windows are locked and shut. Please empty the refrigerator completely and turn the gas fireplace completely off. Host is not liable or responsible for personal items left behind, lost or stolen.

There may be circumstances beyond the Host's control and contemplation, in which the Property might not be available for the booking. Examples of these include (but are not limited to) extended power or other utility outage (lasting more than one day), severe weather, destruction of or severe damage to the property. In this event, Host will refund the Total Rental Cost. This will be the full extent of Host's liability to Guest in such circumstances, and Host will not be responsible for any other costs or damages connected with any such cancellation,

GUEST UNDERSTANDS AND AGREES THAT THE PROPERTY MANAGER AND THE HOST WILL NOT BE LIABLE FOR ANY PROPERTY DAMAGE, BODILY INJURY OR DEATH TO GUEST OR IT INVITEES, FROM OR DUE TO ANY CAUSE OR ACTION, ARISING DURING THE OCCUPANCY OF THE SAID PROPERTY BY GUEST OR ITS INVITEES. IN ADDITION, GUEST AGREES TO DEFEND, INDEMNIFY AND HOLD HOST, 8703 RIVER ROAD LLC, 2 BAR EVENTS, LLC, WESTLEA, LLC, TIFFANY ARMSTRONG, KELLY ARMSTRONG AND THEIR EMPLOYEES AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, OR EXPENSES ARISING FROM ANY INJURY OR DAMAGE TO ANY PERSON OR PROPERTY OCCURRING ON THE PROPERTY DURING GUEST'S OCCUPANCY.

By signing this agreement, the Guest acknowledges that it has read, understood, and agrees to be bound by all terms and conditions of this Agreement.

Guest's signature: _____ Date: _____