

## SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (“Agreement”) is made between the Guest(s) and the Property Owner/Manager for the rental of the property located at:

### Property Address:

28263 N Welton Pl  
San Tan Valley, AZ 85143

## Property Description

Single-family home featuring 4 bedrooms, 3 full bathrooms, a full kitchen, in-unit laundry, WiFi, a private pool, and a hot tub. Pool and hot tub heating are available for an additional fee.

## Rental Fees

Rental fees, including nightly rate, cleaning fees, security deposit, pool/hot tub heating fees, applicable taxes, and other charges, will be provided separately via the booking platform or invoice. Payment in full is required prior to check-in.

## Parking

- Two (2) designated parking spaces are available in the driveway.
- **On-street parking is prohibited** and may result in fines or towing at the guest’s expense.
- Parking in front of neighboring homes is not allowed.

## House Rules

Guests agree to abide by the following rules during their stay:

- No parties or events.
- No smoking inside the home.
- Quiet hours are from 10 PM to 8 AM.
- **No pets allowed whatsoever.**
- Trash must be properly disposed of in designated bins.
- Furniture must not be rearranged or removed.

- All dishes must be cleaned before checkout.

## **Pool & Hot Tub Use**

- Use of the pool and hot tub is at the guest's own risk.
- **IMPORTANT:** The pool area does NOT have a safety fence. Children and non-swimmers must be monitored at all times.
- Pool and hot tub heating is optional and must be requested at least 48 hours in advance; additional fees apply.
- Tampering with pool equipment is prohibited.

## **Security & Monitoring**

- Security cameras are installed outside the home only—at the front door and side garage door pathway—for security purposes.
- There are no interior cameras.
- The property owner has access to camera footage at all times.
- Tampering with or obstructing cameras is prohibited and may result in immediate eviction without refund.

## **Smart Home Devices**

- The home has a smart thermostat locked to maintain temperatures between 70°F and 80°F. Attempts to override these limits may result in system lockout.
- An air quality sensor detects smoking or vaping inside the home. If detected, a minimum fine of \$250 will be charged and may result in eviction.

## **Check-In / Check-Out**

- Check-in is after 3:00 PM.
- Check-out is by 11:00 AM.
- Late check-outs may incur additional fees.

## **Cancellations & Refunds**

- Cancellations made 14 days or more prior to check-in will receive a full refund minus any processing fees.
- Cancellations made 7–13 days prior will receive a 50% refund of nightly rate and cleaning fees; processing fees are non-refundable.
- Cancellations made less than 7 days prior to check-in are non-refundable.
- No refunds for early departures, weather, unused nights, or failure to follow check-in instructions.
- If the property becomes unavailable due to unforeseen circumstances, a full refund will be issued.

## **Liability Waiver**

Guests agree to indemnify and hold harmless the Owner for any injuries, illness, loss, or damages incurred during the stay. Use of amenities such as the pool and hot tub is at the guest's own risk.

## **Damages**

Guests are responsible for any damage to the property or contents. Costs may be deducted from the security deposit or charged separately.

## **Governing Law**

This Agreement is governed by the laws of the State of Arizona.

## **Agreement**

By booking and/or staying at the property, guests acknowledge and agree to abide by all terms and conditions outlined in this Agreement.