



# RENTAL AGREEMENT

This Property Rental Agreement (“Agreement”) is made between Real Living Hotel Residence, organized under the laws of Florida/Miami-Dade, with offices at 2700 N Miami Avenue (“Owner”), and \_\_\_\_\_ (“Renter”). Owner and Renter are hereinafter collectively referred to as “Parties”.

Owner rents to Renter and Renter rents from Owner, for use only as a residence, and subject to the terms and conditions of this Agreement, the premises located at: 2700 North Miami Avenue, (“Premises”).

Terms. This Agreement shall commence on \_\_\_\_\_ and remain in full force and effect until \_\_\_\_\_, otherwise extension of lodging ask by Renter.

Occupancy. The Premises are for the residential use of the Renters who have signed this Agreement, which unit # \_\_\_\_\_ is limited to \_\_\_\_\_ ( ) occupants. Failure to comply will result in a penalty of \$100.

Restrictions on Use. Renter shall not violate the quiet enjoyment of other renters. Renter shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the Premises. Renter shall keep the Premises as clean and sanitary as conditions of the premises permit, and shall not commit waste or nuisance, annoy, molest, disrupt or interfere with any other renter or neighbor. **Absolutely no parties are allowed inside the units;** this rental agreement can be terminated immediately in the discretion of the Owner Agents with no refund.

Registration. Check-In time is 3:00 pm, Check-Out time is 11:00 am, unauthorized late check outs will have a penalty of \$35. Failure to return keys or clicker will have a penalty of \$80.

Pets. Renter may/may not have any pets on the Premises.

Cleaning. It is understandable the cleaning beyond normal wear and tear; if the apartment is delivered in bad cleaning conditions \$80 fee will be charged.

The hotel is **100% smoke free**. There will be a \$150 cleaning fee imposed for any evidence of smoking inside.

The guest will be held responsible for any loss or damage to the hotel property caused by themselves, their guests or any person for whom they are responsible. All damages caused will be reported to the police and paid by the client.

Indemnification. Renter shall indemnify, defend and hold harmless Owner from and against any claim, demand, cause of action, loss or liability (including attorney’s fees and expenses of litigation) for any property damage or personal injury on the Premises by any cause or arising out of conduct of renter(s), their guests and invitees, except to the extent caused by Owner’s gross negligence or willful misconduct. The provisions of this Article shall survive the termination of this Agreement with respect to any claims or liability accruing before such termination.

Renter acknowledges receipt of a copy of this Agreement and acknowledges having read and understood the foregoing.

Signature

Date