

Long Term Rental Agreement

Tampa Retreat

<https://tamparetreat.com>

Return signed agreements to **reservations@tamparetreat.com**

The term “Landlord” refers to the rental’s property manager, Isaac Phillips, or any of his designated co-managers.

I/we, _____, (print full names here) the “Tenant”, understand and agree to the following conditions for unit named Tampa Retreat-_____:

1. Any arrangements between Tenant and Landlord, made within AirBnB chat, constitutes “in writing”, and supersedes this agreement.
2. Tenant will check in no earlier than scheduled check-in time, and will check out no later than scheduled check-out time, unless prior agreement is made in writing with Landlord.
3. Tenant will pay reservation cost, for reservation duration, as agreed in AirBnB booking.
4. Due to other commitments, and to allow Tenant privacy, Landlord will typically not be available at the location of the property, during the duration of Tenant’s reservation.
5. The Landlord takes reasonable precautions against insects within the property. This includes monthly pest treatment, as well as full fumigation on an as-needed basis. However, due to the tropical climate, insects such as ants and palmetto bugs are a possibility.
6. Tenant will place trash into the appropriate bins outside house when the provided indoor bin is full. The outside bins are colored green for recycling, and blue for garbage.
7. Tenant will bring outside trash bins to the curb the day before trash pickup, and will return the bins to their original location on the day of trash pickup, according to the following schedule:
 Monday: Recycling, Trash, Yard Waste
 Thursday: Trash
8. The final cleaning is paid as part of initial booking, however, Landlord will provide additional cleaning service, at no cost, approximately every 3 weeks. The exact day this occurs will be negotiated, and recorded in writing. Cleaning supplies will be provided to tenant, for small messes between scheduled house cleanings.
9. Tenant will not enter the following areas:
 - Any locked closets
 - Shed in the backyard
 - Garage
 - Crawlspace above or below the building
 - Other units not part of your reservation

Sign/Date

_____ Landlord
 _____ Tenant