

Rental Agreement

THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on 15 Jun 2025 between the following:

Guest: Yash Reddy ("Guest"), and

Host: ("Host").

THE PREMISES. The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

Mailing Address: Siolim

Hereinafter known as the "Premises."

LEASE TERM. The Guest shall be allowed to occupy the Premises starting 27 Jun 2025 from 02:00 pm and ending 30 Jun 2025 at 11:00 am ("Lease Term").

QUIET HOURS. Quiet hours begin at 10:00 PM each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be a total of 4 guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Host.

BOOKING FEES. The Guest shall pay the Host the amount as detailed during the booking process.

UTILITIES. The Host shall be responsible for all utilities and services to the Premises EXCEPT for the following:
None.

SECURITY DEPOSIT. The Guest shall be obligated to pay the following amounts upon the execution of this Agreement:

Security Deposit amount as detailed in the booking process. The Security Deposit is for the faithful performance of the Guest under the terms and conditions of this Agreement. The Guest must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Guest within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Host gives their written consent.

PETS. The Host does not allow pets: There are no pets allowed on the Premises. If the Guest is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

SMOKING POLICY. Smoking on the Premises is prohibited.

PERSON OF CONTACT. The Host can be contacted at:

Host's Name:

Telephone: +91 22414-84158

E-Mail:

SUBLETTING. The guest does not have the right to sublet the Premises.

INSPECTION. The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS. The Guest shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Guest shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser

condition. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes damage to the Premises or its furnishings.

TRASH. The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host.

QUIET ENJOYMENT. The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

HOST'S LIABILITY. The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

ATTORNEY'S FEES. The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this agreement.

USE OF PREMISES. The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Yash

Yash Reddy

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2025-06-15

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