

SHORT TERM LEASE AGREEMENT
(This is a No Pet / No Smoking Lease Agreement)
Revised: 10-02-2025a

This Short Term Lease Agreement (the “*Agreement*”) is made by and between (“Landlord”) and (“Tenant”) whose principal addresses are listed on the signature page, jointly and severally liable as of the date last set forth on the signature page of the Agreement for good and valuable consideration, the sufficiency of which is acknowledged. Landlord & Tenant may be collectively referred to as (the “Parties”), hereby agree as follows:

1. Property. The property (the “Property”) to be leased under the Agreement is located at:
3816 E. Gleneagle Pl., Chandler, AZ 85249
2. The Property is furnished including but not limited to appliances, room furnishings, kitchen utensils, garage door openers, televisions, bedding, linens, towels, etc.
3. The Tenant agrees that all items noted in 2-above are in working condition unless reported otherwise to the Landlord within 5-calendar days of taking possession of the Property.
4. Tenant: The Tenant shall consist of the following persons as shown in the preamble:
5. Maximum Occupancy: The maximum number of guests is limited to 2 persons. An additional charge of \$20.00US per person per night for guests in addition will be assessed after an amendment to this lease is signed by the Parties.
6. Term of the Lease. **Check-in date**: ? after 12 noon local time (early check-in may be available on request); **Check-out date**: ? by 12 noon local time.
7. Minimum Stay: The minimum stay per the Agreement is the Tenant’s prerogative but the Tenant shall not be eligible for a refund, of monies paid, as a result of an early termination of the Agreement.
8. Lease Rules: Tenants agrees to abide by the **Lease Rules**, attached as **Exhibit A** and incorporated into the Agreement by this reference, at all times while at the property and shall cause all and anyone else Tenant permits on the property to abide by the same rules at all times while at the property.
9. Access: Guest shall allow Landlord and/or its agent(s) access to the property for purposes of maintenance, repair and/or inspection. Landlord shall exercise this right of access in a reasonable manner.
10. Lease Rate and Fees (all dollar amounts in US currency; all values rounded to whole numbers):
 - a. \$ per month x-months = \$
 - b. Internet/cable TV monthly fee \$ 100.00
 - c. Cleaning fee:..... \$ 300.00
 - d. Reservation Deposit:.....\$ (due to confirm reservation)
 - e. Security Deposit:.....\$ 1500.00
 - f. TOTAL Due before possession:.... \$ (Total Due by)
 - g. Security Deposit shall be refunded within 5 days of the Check-out Date provided no deductions are made due to:
 - i. damage to the real property or personal property;
 - ii. excessive cleaning; or
 - iii. any other cost incurred by Landlord due to Tenant.

11. Furthermore: as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Property during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Property caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance which remains as an expense to the landlord for the said damages. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law.
12. Discrepancy Report: Tenant agrees to report by voice, e-mail or text, as soon as practicable any condition that the Tenants deems unsatisfactory; and will continue to report during the elapsed time of the Term of the Lease to <paula@paulaspurses.biz>.
13. Cancellation Policy: If Tenant cancels the reservation.
 - a. \$500 if cancelled 90-60days prior to the Check-in Date;
 - b. \$1500 if cancelled 59-30 days prior to the Check-in Date;
 - c. \$3000 if cancelled 29-0 day prior to the Check-in Date;
14. Insurance: Tenant is encouraged to purchase travelers' insurance.
15. Payment: Acceptable payment methods are certified funds only.
16. The Parties hereto agree to the terms of this Short Term Lease Agreement, as evidenced by the signatures set forth below.
17. Landlord:
 - a. :..... 951-741-3868 <paula@paulaspurses.biz>.
 - b.
 - c. :..714-337-3869 <mdlp1917@gmail.com>.
 - d.
 - e. Tenant:
 - f.
 - g. Signature: _____ Date: _____
 - h. Signature: _____ Date: _____

18. End

THIS AREA INTENTIONALLY LEFT BLANK

Exhibit A

Lease RULES

1. All Home Owners' Association Rules & Regulations.
2. Smoking is NOT allowed within any part of the property's interior.
3. People other than those in the Tenant party set forth above may not stay overnight in the property without specific written authorization from the Landlord.
4. Any other person in the property during the said Term of Lease is the sole responsibility of Tenant.
5. All of the units are privately owned; the Tenants agree to hold the Landlord harmless and to defend the Landlord against attorney's fees and other costs and expenses of litigation in any suit brought forward naming the Landlord as a defendant to a complaint resulting from a Tenant's malfeasance.
6. Landlord is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Landlord is not responsible for the loss of personal belongings or valuables of the Tenant. By accepting this reservation, it is agreed that all Tenants are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to visit or use the premise and hold the Landlord harmless.
7. Keep the property and all furnishings clean and in good order and report discrepancies in writing by e-mail or text as soon as practicable.
8. Only use appliances for their intended purpose.
9. Pets are permitted only with prior approval and the ***Pet Addendum*** must be completed. And the non-refundable pet fee must be paid in advance.
10. Parking: Parking is limited to 2 vehicles. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
11. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the Lease rate. Tenants are obligated to wash and maintain all forms of linen. We do not permit towels or linens to be taken from the premises. Beach towels are available with the unit.
12. DO NOT FLUSH anything other than toilet paper. If it is found that something has been flushed and has clog the plumbing system, the Tenant may be charged for damages as a result of repairs needed.
13. End of Lease Rules
