SAMPLE RENTAL AGREEMENT

Canton Rooftop Harbor View | Skyline Deck

This is a sample rental agreement. After booking, you will receive a personalized copy with your reservation information and a secure link to sign electronically. The signed personalized agreement must be completed before property access information is provided.

Property	Canton Rooftop Harbor View | Skyline Deck
Address	1016 S. Conkling St., Suite E, Baltimore, MD 21224
Maximum occupancy	6 guests
Primary renter minimum age	21 years
Check-in / Check-out	4:00 PM / 11:00 AM
Reservation-specific details	Guest name, dates, party size, charges, and other booking details are inserted in the personalized agreement sent after booking.

This Agreement applies to all members of the Guest's party no matter the age or affiliation ("Group"). Guest is responsible for sharing the rental agreement and its requirements with all members of the Guest's party and anyone else permitted onto the Rental Property by the Guest.

In consideration of the rent received and the mutual promises contained herein, Owner of the Rental Property leases and rents the Rental Property to Guest(s) under the following terms and conditions:

1. Occupancy, Primary Renter & Registered Guests

- The primary renter must be at least 21 years of age and must remain at the Rental Property for the duration of the reservation.
- Maximum occupancy is six (6) persons.
- Only guests registered with the reservation are permitted to stay overnight at the Rental Property.
- Guest is responsible for the conduct, safety, and compliance of all members of Guest's party and any permitted visitors.
- Parties, events, large gatherings, or unauthorized overnight guests are prohibited.
- The Rental Property may not be assigned, sublet, transferred, or used for commercial activity without prior written approval from Owner.
- A material violation of these requirements may result in termination of occupancy without refund, subject to applicable law.

2. Guest Registration

Guest agrees to provide complete and accurate registration information requested by Owner before arrival.

- Names of all occupants.
- Total number of guests.
- Vehicle information.
- Pet information, when applicable.
- Contact information.
- Required acknowledgments.
- Guest must promptly notify Owner of any changes to the registered party, vehicles, or pets before arrival.
- Completion of the required Guest Registration is a condition of access to the Rental Property.
- The primary renter must provide a clear image of a valid government-issued photo ID. The name on the identification must match the reservation.
- Property access codes will not be released until the required identification and Guest Registration information have been reviewed and accepted by Owner.

3. Payments

- A payment of 50% is required according to the booking terms.
- Any remaining balance must be paid 30 days before arrival and may be automatically charged to the payment method on file.
- If an automatic payment fails, Guest is responsible for promptly providing a valid payment method and completing payment.
- Failure to pay amounts due may result in cancellation of the reservation in accordance with the booking terms.
- Guest agrees to pay all rent, taxes, cleaning fees, pet fees, and other charges shown in the booking confirmation.

4. Cancellation Policy

The cancellation and refund policy applicable to direct reservations is: 100% of total booking charges refunded if cancellation is made more than 30 days before arrival; 50% refunded if cancellation is made more than 7 days before arrival; no refund for cancellations made within 7 days before arrival. A 24-hour grace period with free cancellation applies after booking if arrival is at least 7 days away at the time of booking.

Travel insurance, payment-processing charges, or other separately purchased products are governed by their applicable terms and may be non-refundable.

5. Security Deposit, Damage & Additional Charges

- A security deposit of $3,000.00 is required.
- The security deposit will be reserved by placing a hold or charge on Guest's payment method approximately 2 days before arrival.
- If the Rental Property is returned without damage beyond ordinary wear and tear and without unpaid charges, the security deposit will be released in accordance with the booking terms, generally within 7 days after departure.
- Guest is responsible for loss or damage caused by Guest, members of Guest's party, visitors, or approved pets.
- Deductions or additional charges may include property damage, missing property, excessive cleaning, unauthorized guests or pets, odor remediation, trash removal, service calls caused by misuse, damaged furnishings or equipment, and other costs reasonably incurred because of Guest's stay.
- If Guest's responsibility exceeds the security deposit, Guest agrees to pay the remaining documented amount.
- Regular payments and security-deposit transactions may appear on Guest's statement as CANTON ROOFTOP VIEW.

6. House Rules

- Guest agrees to comply with this Agreement, the property's digital Guest Guide, posted safety instructions, and reasonable written property-use instructions provided by Owner.
- No illegal activity is permitted.
- Smoking or vaping is prohibited inside the Rental Property.
- Guest is responsible for reasonable remediation costs resulting from smoking, vaping, odors, or other prohibited activity.
- Guest must maintain the Rental Property in a reasonably clean and safe condition.
- Guest must promptly report significant damage, leaks, unsafe conditions, or equipment failures.

7. Quiet Hours & Neighborhood Conduct

- Quiet hours are 11:00 PM to 8:00 AM.
- The Rental Property is located in a residential Baltimore neighborhood.
- Guest must avoid excessive noise, disruptive behavior, amplified outdoor music, shouting, or other conduct that unreasonably disturbs neighboring residents.
- Repeated or serious disturbances may constitute a material violation of this Agreement.

8. Children, Stairs & Supervision

- The Rental Property is a multi-level home with multiple staircases and a rooftop deck.
- Children must be appropriately supervised by a responsible adult at all times.
- Particular care must be taken on stairways, the rooftop deck, and outdoor areas.
- Guest is responsible for determining whether the Rental Property is suitable for members of Guest's party, including children and persons with mobility limitations.

9. Rooftop Deck

- Use of the rooftop deck is at Guest's own risk.
- Guests must exercise reasonable care when using stairs, deck surfaces, furniture, railings, and rooftop features.
- Climbing, sitting, standing, or leaning on or over railings or rooftop structures is prohibited.
- Throwing or dropping objects from the rooftop is prohibited.
- Unsafe behavior, horseplay, excessive crowding, or conduct that creates a risk to persons or neighboring property is prohibited.
- Children must be supervised by an adult while on the rooftop.
- Glassware should not be used on or near the rooftop deck where breakage could create a hazard. Non-breakable drinkware should be used when practical.
- Weather conditions including rain, snow, ice, wind, heat, or wet surfaces may make rooftop use unsafe. Guest is responsible for avoiding rooftop use when conditions are unsafe.

10. Natural-Gas Grill & Fire Safety

- The rooftop natural-gas grill may be used only in accordance with posted instructions and the Guest Guide.
- The grill must not be moved, altered, left unattended while operating, or used for any purpose other than ordinary cooking.
- Guest must turn the grill off after use and follow all fire-safety instructions.
- Fireworks, fire pits, candles, or other unauthorized open flames or flame-producing devices are prohibited.

11. Pet Policy

- Pets are permitted only when disclosed in advance, approved by Owner, and any applicable pet fee has been paid.
- Unless otherwise approved in writing, a maximum of one dog is permitted.

- Cats are not permitted.
- Other harmless household pets may be considered only with prior written approval from Owner.
- Guest is responsible for all pet-related damage, excessive cleaning, odor remediation, waste removal, and other costs.
- An undisclosed or unauthorized pet constitutes a material violation of this Agreement.

12. Parking & Garage

- One dedicated off-street parking space is provided directly in front of the garage off Gunther Alley.
- The garage is not included in the rental and Guest has no garage access.
- Guest must not park in or block neighboring garages, driveways, alleys, fire access areas, or other restricted areas.
- Additional free street parking is generally available within approximately one block but is not guaranteed and remains subject to posted parking regulations.
- Guest agrees to provide requested vehicle registration information, including make, model, color, license plate, and state.

13. Exterior Security Cameras

- Guest acknowledges that disclosed exterior security cameras are present for safety, security, access management, and property protection.
- Exterior camera locations include the front entrance area, garage/alley exterior area, and rooftop exterior area.
- There are no interior cameras.
- Guest must not cover, disable, disconnect, reposition, damage, or otherwise interfere with security cameras or related security equipment.

14. Check-In, Property Access & Checkout

- Guest may check in beginning at 4:00 PM.
- Guest must check out no later than 11:00 AM, unless otherwise approved in writing.
- Detailed arrival instructions, gated-walkway access information, and Guest's individual door-access code will be provided before arrival.
- Guest must secure exterior doors and gates when leaving the Rental Property.
- Guest agrees to follow checkout instructions contained in the Guest Guide.
- Wet towels should be left in the bathtubs or in the hamper provided in the primary bedroom.
- Wet towels should not be left on furniture, beds, wood floors, or other surfaces that may be damaged by moisture.

15. Property Systems, Appliances & Amenities

- Owner will make reasonable efforts to maintain appliances, utilities, heating and cooling, internet service, televisions, streaming systems, Sonos equipment, laundry equipment, jetted tubs, grill, and other listed amenities in normal working condition.
- Temporary failures of utilities, internet service, appliances, electronics, or amenities do not automatically entitle Guest to a refund.
- Owner will make reasonable efforts to address reported problems.
- Guest must promptly notify Owner of significant problems and provide reasonable access for repair or emergency service when necessary.

16. Owner Access

- Owner or Owner's authorized representatives may enter the Rental Property when reasonably necessary for emergencies, urgent maintenance, protection of the Rental Property, investigation of suspected serious rule violations, or other purposes permitted by applicable law.
- When circumstances permit, reasonable notice will be provided.

17. Lost & Found

- Guest is responsible for shipping, handling, and other costs associated with returning property left behind.
- Items that are not claimed within thirty (30) days may be disposed of or donated at Owner's discretion.

18. Property Condition

- Guest should notify Owner promptly after arrival of significant pre-existing damage, cleanliness concerns, or unsafe conditions.
- Guest agrees to return the Rental Property in substantially the same condition in which it was received, ordinary wear and tear excepted.
- Guest is responsible for damage or loss occurring during the rental period caused by Guest, members of Guest's party, visitors, or approved pets.

19. Assumption of Risk

- Guest acknowledges that a multi-level residence and its features may involve inherent risks, including stairways, rooftop deck, outdoor surfaces, cooking equipment, jetted tubs, grill, and ordinary household features.
- Guest and all members of Guest's party are responsible for using the Rental Property and its amenities reasonably and safely.
- Alcohol or other substances may increase risks associated with stairs, rooftop areas, cooking equipment, and other property features.
- Guest assumes responsibility for Guest's conduct and for the conduct of Guest's party.
- Nothing in this Agreement is intended to waive any right or responsibility that cannot lawfully be waived.

20. Owner's Inability to Provide the Property

If Owner is unable to provide the Rental Property for the reserved stay and cannot provide a reasonable substitute acceptable under the circumstances, Owner's responsibility will be limited to refunding amounts paid for unavailable accommodations, except to the extent otherwise required by applicable law.

21. Termination for Material Violation

- Owner may terminate Guest's occupancy for a material breach of this Agreement or a serious violation of property rules, subject to applicable law.
- Guest remains responsible for damage, charges, or other obligations resulting from the violation.

22. Guest Guide & Property Instructions

- The property's digital Guest Guide contains important operating instructions and information regarding parking, Wi-Fi, television and streaming systems, Sonos, rooftop-deck use, natural-gas grill use, appliances, laundry, house systems, neighborhood recommendations, local restaurants, safety information, and checkout procedures.
- Guest agrees to comply with safety rules and property-use instructions contained in the Guest Guide that are consistent with this Agreement.
- QR codes providing convenient access to the Guest Guide are located at the main entrance and in the living room.
- Security access codes are provided separately only to confirmed guests.

23. Governing Law & Severability

- This Agreement is governed by the laws of the State of Maryland and applicable laws and ordinances governing the location of the Rental Property.
- If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions will remain in effect to the extent permitted by law.
- Any modification to this Agreement must be made in writing.

24. Entire Agreement

- This Agreement, the booking confirmation, and applicable property rules incorporated herein constitute the agreement between Owner and Guest concerning Guest's occupancy of the Rental Property.
- No verbal representation modifies this Agreement unless confirmed in writing by Owner.

25. Acknowledgment & Electronic Signature

By signing electronically, Guest confirms that Guest has read and accepts this Agreement.

- Guest is at least 21 years old.
- Guest accepts responsibility for all registered occupants and permitted visitors.
- Guest confirms that all overnight guests have been disclosed.
- Guest agrees to comply with the house rules and Guest Guide.
- Guest acknowledges the disclosed exterior security cameras and confirms awareness that there are no interior cameras.
- Guest understands the parking restrictions and that the garage is not included in the rental.
- Guest accepts responsibility for damage caused by Guest, Guest's party, visitors, or approved pets.
- Guest confirms that information provided with the reservation and Guest Registration is accurate.
- Guest's electronic signature has the same intent and effect as a handwritten signature.

PUBLIC SAMPLE - Reservation-specific terms and guest information are inserted in the personalized agreement presented during secure OwnerRez checkout.