

SHORT-TERM RENTAL LEASE

(for stays not to exceed 31 days)

(Page 1 of 3)



1 Parties. _____, the "LANDLORD",
whose address and telephone number are _____,
_____, agrees to rent to
_____, the "TENANT", whose
current home address and telephone number are _____,
_____, the premises described in paragraph 2, below.

2. Description Of Premises. The premises (the "Premises") are described as _____
and include/exclude (choose one) utilities such as heat, hot water, gas, electricity, trash removal and local telephone service and include _____, but exclude long distance telephone calls and _____ (insert references to other utilities or storage areas etc., as appropriate). The TENANT agrees to act reasonably to avoid wasting of water, heating fuel or other utilities for which LANDLORD has agreed to pay. The TENANT shall supply TENANT'S own bed linens, towels, extra blankets and firewood.

3. Lease Term. The Lease shall begin on _____ at _____ ☐ a.m. ☐ p.m. and shall end on _____ at _____ ☐ a.m. ☐ p.m. TIME IS OF THE ESSENCE as to each Lease provision.

4. Rent. The TENANT agrees to pay _____ dollars (\$ _____) as rent for the Lease Term, as well as _____ dollars (\$ _____) in tax for the Lease Term (see Item 5 for Tax calculation). The LANDLORD acknowledges payment of _____ dollars (\$ _____) as a deposit. The balance of _____ dollars (\$ _____) is due upon occupancy and upon payment a receipt will be provided. A security deposit of _____ dollars (\$ _____) has been received and not as rent. Within thirty (30) days of the termination of the Lease, LANDLORD will submit to TENANT an itemized list of damages caused during TENANT'S occupancy and return the security deposit less damages and other lawful deductions.

5. Tax. A tax is imposed on short-term rentals in Massachusetts and may vary based on local ordinances and bylaws as well as LANDLORD'S property holdings. The Premises is currently subject to the following tax rates. These tax rates are subject to change and will be finalized at the time of stay. Please select as follows:

☐ State Tax Rate: _____ 5.7 %

☐ Local Tax Rate (up to 6%; Boston 6.5%): _____ %

☐ Community Impact Fees (up to 3%): _____ %

☐ Cape Cod and Islands Water Protection Fund (only if applicable; 2.75%): _____ %

Total Tax _____ % Dollar Amount \$ _____

6. Delivery of Premises/ Termination. On the the date the Lease begins if, despite reasonable efforts, the LANDLORD is unable to deliver full possession of the Premises on the date the Lease begins, the LANDLORD shall not be liable to TENANT for any loss or damage nor shall this Lease be void or voidable, but the rent for the Lease Term shall be proportionally reduced and the TENANT shall not be liable for any rent until possession is delivered. Should the Premises become uninhabitable by fire, other casualty or violation of law the Lease shall thereupon end and TENANT shall be entitled to a proportional refund of the rent, subject to LANDLORD'S right to offset for damage to the Premises for which the TENANT is responsible. If the Premises is in a multi-unit residential dwelling, the LANDLORD will provide insurance coverage of up to \$750 to cover the actual cost of relocation if the TENANT is displaced by fire or fire damage.