

Rental Agreement

Last updated: October 2025

This **Rental Agreement** ("Agreement") is entered into between **Pure Leisure LLC** ("Manager"), the undersigned **Guest(s)** ("Guest"), and/or **Property Owner(s)** ("Owner"), governing the management, booking, and rental of short-term vacation properties ("Property").

By confirming a booking or listing a property through **Pure Leisure Rentals**, all parties acknowledge and agree to the terms set forth in this Agreement.

1. Booking and Payment Terms

Guest Reservations

- **Authorized Platforms:** All reservations must be made exclusively through **Airbnb.com** or **Booking.com**. Bookings cannot be made directly on our website.
- **Payment Methods:** Payments are securely processed through one of the following options:
 1. **Booking Platform Payments (Airbnb.com / Booking.com):** Full payment is required at the time of booking. The platform collects and holds the funds until check-out, after which the payout is released to **Pure Leisure LLC**.
 2. **Host Payment Option (via Stripe):** Guests may complete payment directly through a **secure Stripe payment link** sent via the official Airbnb or Booking.com messaging system. This option remains protected under the same guest protection standards as the booking platform and is fully traceable.
- **Rate Plans:**
 - **Standard Rate:** A deposit equal to one night's stay must be paid within 72 hours of booking to confirm the reservation. The remaining balance is due at check-in. Guests may cancel free of charge up to 7 days before check-in.
 - **Promotional Rate:** Guests receive up to a 25% discount compared to the Standard Rate. Full payment is required within 72 hours of booking. This rate is final and non-refundable.
 - **Booking Platform Rate:** Guests booking directly via Airbnb.com or Booking.com pay in full at the time of booking and follow the platform's cancellation policy.

Payment Security: All transactions are processed securely through **Airbnb Payments**, **Booking.com Payments**, or **Stripe**, depending on the payment method selected. **Pure Leisure LLC** does not store or access guest card information directly.

2. Cancellation and Modification Policy

Cancellations

- **Standard Rate:** Guests may cancel free of charge up to **7 days before check-in**. Cancellations made within 7 days of check-in will incur a **charge equal to one night's stay**.
- **Promotional Rate:** All bookings are **final and non-refundable** once confirmed.
- **Platform Bookings:** Follow the Airbnb.com or Booking.com cancellation policy shown at the time of booking.

Modifications

- **More Than 7 Days Before Check-In:** Guests may request date or property changes, subject to availability and rate differences.
- **Within 7 Days of Check-In:** Modification requests may be approved at management's discretion and may incur additional fees.
- **Early Departures:** Guests checking out earlier than scheduled will not receive a refund for unused nights.
- **No-Shows:** Guests who fail to arrive without prior notice will be charged for the first night's stay, and the remaining booking will be canceled.

3. Refunds

Refunds are **initiated within 1–3 business days** after approval and typically appear in the guest's account within **5–10 business days**, depending on the guest's bank or card provider. All refunds are processed to the **original payment method** used for the booking. No cash or alternate refund methods are available.

4. Property Use and Restrictions

Guest Responsibilities

- **No Smoking:** Smoking is strictly prohibited inside all properties. Violations result in a **\$500 cleaning fee**.
- **No Parties or Events:** Parties, events, or gatherings are not permitted without prior written approval.
- **Respect for Property:** Guests are responsible for maintaining the property's condition and reporting any damage or malfunction immediately.
- **Noise:** Excessive noise or disturbance after **10:00 PM** may result in eviction without refund.

Owner Responsibilities

- **Maintenance and Safety:** Property Owners must ensure their properties are safe, well-maintained, and compliant with local regulations.
- **Licensing and Taxes:** Owners are responsible for ensuring compliance with all applicable short-term rental regulations, including permits and tax requirements.

5. Security Deposit

Certain properties may require a **refundable security deposit**, disclosed before booking. Security deposits are refunded within **1–3 business days** after inspection, provided no damage, missing items, or excessive cleaning is required. If deductions are necessary, an itemized statement will be provided.

6. Force Majeure

If a reservation cannot be fulfilled due to **natural disasters, government restrictions, or unforeseen circumstances** beyond the control of **Pure Leisure LLC**, cancellations and rescheduling will be handled on a **case-by-case basis**. When possible, guests may receive a **future-stay credit** or a **partial refund**, depending on the situation.

7. Limitation of Liability

Pure Leisure LLC is not liable for any loss, damage, injury, or expense arising from a stay or property management activity. Guests and Owners agree to **indemnify and hold harmless Pure Leisure LLC** against all claims resulting from the use, rental, or occupancy of the property, including injuries, theft, accidents, or damages caused by negligence, misuse, or unforeseen events.

8. Property Management for Owners

- **Listing & Marketing:** **Pure Leisure Rentals** manages property listings, descriptions, and professional photography on authorized platforms.
- **Cleaning & Inspection:** Each property is professionally cleaned and inspected after every stay to maintain hospitality standards.
- **Maintenance:** Routine maintenance is handled by **Pure Leisure LLC**, major repairs require owner approval.
- **Owner Payouts:** Owners receive net rental payouts **within 5 business days after guest checkout** or **monthly**, as per the management agreement. Payments are made via **Stripe** or booking platform disbursements, minus applicable service fees and expenses.
- **Monthly Reports:** Detailed statements are provided showing bookings, costs, and owner earnings.

9. Legal Compliance

All parties must comply with all federal, state, and local regulations governing short-term rentals, taxation, safety, and property standards. Failure to comply may result in cancellation, termination, or legal action where appropriate.

10. Agreement Modifications

Pure Leisure Rentals reserves the right to modify this Rental Agreement at any time. Guests and Owners will be notified of any substantial changes in advance. By booking or listing a property with **Pure Leisure Rentals**, you confirm that you have read, understood, and accepted this Agreement.

11. Contact Information

Pure Leisure Rentals

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