



Effortless Rental Group 2025 Rental Agreement

This Short-Term Agreement (hereinafter "Agreement") is entered into and made effective as of the date set forth at the end of this document by and be between the following parties: EFFORTLESS STAY/EFFORTLESS RENTAL GROUP (hereinafter referred to as "Manager"), having an address at the following: 2880 Bryant Street Denver, CO 80211 and the following Guest (hereinafter referred to as "Guest"): PLATFORM GUEST residing at the ADDRESS BOOKED BY PLATFORM GUEST.

The Manager and Guest may collectively be called the "Parties."

In consideration of the obligations and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do contract and agree as follows:

Article 1 - GRANT OF agreement

Manager hereby agreements unto Guest, and Guest hereby rents from Manager the real property located at the ADDRESS BOOKED BY PLATFORM GUEST (hereinafter referred to as "Property"). The property is furnished and includes the following: ALL items listed in the Effortless Rental Group - PLATFORM listing (booked by guest).

The Parties hereby contract with each other to agreement the Property based on the terms and conditions contained herein.

Article 2 - TERM OF agreement

This Agreement shall begin on the reservation check-in date (hereinafter referred to as the "Check-In Date") and end on the reservation check-out date (hereinafter referred to as the "Check Out Date"). The time period from the Check-In Date to the Check-Out Date shall be referred to as the "Term."

The guest must vacate the Property by the Check-Out Date unless the Manager and the Guest mutually agree in writing to extend the Term of the Guest's rental of the Property. An additional \$50 per hour may be applied for late check-out.

Article 3 - RENTAL RULES

The Guest agrees to abide by the following rental rules (hereinafter "Rental Rules") at all

times during the Guest's stay at the Property. The Guest shall also ensure that any person the Guest permits on the Property abides by the rental rules laid out in the ADDRESS/LISTING BOOKED BY PLATFORM GUEST.

Article 4 - RENTAL RATES & FEES

Effortless Rental Group uses dynamic pricing, and guests are required to pay the rental fee per night (defined on the LISTING BOOKED BY PLATFORM GUEST).

Rental fees will be due as follows:

- Rental fees are due at the time of booking.
- Guest shall also be responsible for the following additional fees:
- Guests will be responsible for service, cleaning, & tax fees (including all damage costs incurred by guests).

Article 5 - ACCESS

Under the terms of this Agreement, access to the Property by Manager may be undertaken as follows:

A) The Guest shall not unreasonably withhold consent for the Manager to enter the dwelling unit from time to time to inspect the Property, make necessary or agreed repairs, decorations, alterations, or improvements, supply agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

B) The manager may enter the dwelling unit anytime to protect or preserve the Property. The manager may enter the dwelling unit upon reasonable notice to the Guest and at a reasonable time for repair of the Property. 'Reasonable notice' for repair is notice given at least 24 hours before the entry, and reasonable time for repair shall be between the hours of 7:30 a.m. and 8:00 p.m. Manager may enter the dwelling unit when necessary for the further purposes set forth above under any of the following circumstances: **(i)** With the consent of the Guest

(ii) In case of emergency

(iii) When the Guest unreasonably withholds consent

Article 6 – TERMINATION / CANCELLATION

Should the Guest violate any of the terms of this Agreement, the Manager shall be able to terminate the Parties' relationship and this Agreement immediately and without notice. Guest

waives any and all rights under this Agreement upon any violation or breach. The Guest shall vacate the property immediately at the manager's request. If the Manager finds any damage to the Property, which amounts to a monetary cost of more than any given security deposit or rental fees, the Manager shall be permitted to seek all legal avenues for recovery.

Additionally, Guest may not terminate this Agreement before the date of termination denoted herein. If Guest vacates, abandons, or otherwise leaves the Property before the agreed-upon Check-Out Date, Guest is still responsible for all payments due until the natural termination of this Agreement on the Check-Out Date. The manager may terminate this Agreement for any reason by giving Guest 5 (five) days written notice or another reasonable period under the rental circumstances.

Cancellation Policy

Canceled reservations will receive a full refund, less booking fees when reservation cancellation is made 30 days before scheduled check-in. A 50% refund will be issued for all cancellations up until 14 days before arrival. All cancellations made less than 14 days before arrival date are not refunded.

Rescheduled or modified reservations are subject to the cancellation policy from the original reservation dates. There are **no exemptions** to the Cancellation Policy, including but not limited to weather-related travel issues or a change of circumstances on the guest's part.

Effortless Rental Group reserves the right to suspend or cancel a reservation if we suspect, in our sole discretion, that the guest has booked in an unauthorized or fraudulent manner or violates any property or rental rules, including but not limited to smoking and unauthorized guests. Guests will be required to provide ID verification in the form requested by Effortless Rental Group at the time of booking. Third-party reservations are not permitted unless specifically agreed upon before the reservation is confirmed.

In the event of a cancellation AND refund, Effortless Rental Group may also charge the guest's credit card used to book the reservation to cover any processing fees incurred to process the guest's refund. Processing fees are based on a percentage of the total reservation amount refunded to the guest.

Deposit Policy & Damages

Effortless Rental Group does not collect a security deposit. However, if damages, fines, or unexpected cleaning costs occur during a stay, Effortless Rental Group reserves the right to charge the credit card on file for up to \$1000 or the full amount of the invoice when applicable.

Article 7 - MAINTENANCE & REPAIR

Guests shall maintain the Property in a good and clean manner and use the premises lawfully. Guest shall leave the Property the way Guest found it at the beginning of this Agreement. If Guest has left the Property in any way that requires additional maintenance and/or repairs, Guest hereby agrees to pay for such maintenance or repairs. Additionally, Guest agrees that if there is any delay in everyday maintenance or repairs for reasons beyond the Manager's control during the term of this Agreement, this shall not affect Guest's obligations under this agreement.

Article 8 - ADDITIONAL GUESTS

Guests are not permitted to have additional visitors to the Property over the number of guests allowed per the listing occupancy. Fines related to unapproved guests may also be charged.

Article 9 - PERMITTED USES

The Property shall be used and occupied solely in the following manner:

Residential short-term vacation rental property for lodging purposes only.

Guest shall specifically not violate the following rules*:

- No smoking of any kind, including vape, e-cigarettes or marijuana
- No pets are allowed unless described as such in the specific property listing, agreed upon before occupancy, and all associated pet fees are paid.
- No parties or unapproved guests
- No business-related events or activities

* Any violation of these rules will result in a minimum \$1000 fine and forfeiture of reservation and related payments.

Article 10 - PET POLICY

Any and all pets or companion animals, except service animals as dictated by applicable state and federal law, are prohibited under the terms of this Agreement unless allowed at the specific property and all associated pet fees are paid. Emotional Support Animals (ESA) are not considered or included as protected Service Animals.

Article 11 - SMOKING

Smoking shall not be permitted anywhere on or in the Property, including on patios or balconies. This includes E-Cigarettes, vape devices, and marijuana.

Article 12 - TRASH

Guests shall dispose of trash as defined within the LISTING BOOKED BY PLATFORM GUEST.

Article 13 - SHORT-TERM SUB-RENTAL

Guests are not permitted to rent the Property out for any short-term period, including through online vacation rental sites.

Article 14 - USE OF PROPERTY

Guest hereby expressly acknowledges and agrees that this Agreement is only for transient occupancy of the Property, and Guest does not intend to, nor is Guest permitted to, make the Property a residence or permanent household.

Article 15 - FIREARMS

The Guest is not permitted to have any firearms or other flammable or hazardous materials on the property, such as fireworks.

Article 16 - ILLEGAL USE

Guests shall not use the Property for any illegal purpose, including but not limited to illegal drug use, harboring a fugitive, prostitution, or abuse of any person or animal. If the guest is found to be engaging in any illegal activities on the Property, this shall cause immediate termination of this Agreement.

Article 17 - FIRE ALARMS

If the Guest notices any deficient activity, such as beeping, from any fire alarm on the property, the Guest shall notify the Manager immediately. Otherwise, the Guest shall not tamper with any fire alarms or smoke detectors on the Property.

Article 18 - SHORTENED STAY

The manager is not responsible for any shortened stay of the Guest, including by reason of bad weather or other frustration of the Guest's particular purpose. The guest shall continue to make payments until the agreed-upon Check-Out Date in this Agreement.

Article 19 - TELEPHONE USAGE

The Property may be equipped with a telephone. If it is, long-distance calls must be charged to a credit card, billed to the Guest's home number, or made with a long-distance calling card. If not, the guest will be billed for any long-distance charges in addition to a minimum handling fee of \$10.00.

Article 20 - INTERNET

Access to the Internet has been provided on the Property as a courtesy and convenience for Guests. The guest hereby acknowledges and agrees that Internet access is not integral to this Agreement. No refund of any payment or fee shall be given in case of Internet outages, speed, or access problems.

Article 21 - COOKING

Guests may only cook in the areas that are designated as such, such as a specific kitchen area. Guests are not permitted to create or maintain any open fires.

Article 22 - LOCKS

The Guest shall not alter or replace any locks on the Property without the written consent of the Manager, and the Guest shall also not add any new locks on the Property without the Manager's consent. If the Guest installs any additional locks (with the Manager's consent), the locks shall stay on the Property at the expiration of the Agreement and will become part of the Manager's Property.

Article 23 - HAZARDOUS MATERIALS

The Guest agrees not to keep any hazardous item on the Property, whether chemically dangerous or otherwise lethal, or that might be considered hazardous by any legitimate insurance company.

Article 24 - UTILITIES

The manager shall be responsible for arranging and paying for all utilities.

Article 25 - QUIET ENJOYMENT

The Manager hereby acknowledges and agrees that so long as the Guest pays timely fees and continues to perform his or her obligations under this Agreement, the Manager will not interfere with the Guest's peaceful use and quiet enjoyment of the Property.

Article 26 - HABITABILITY

The Property will be made available in a condition permitting habitation, with reasonable safety.

Article 27 - ALTERATIONS & IMPROVEMENTS

Guests shall not make any alterations, additions, or improvements to the Property or do any construction.

Article 28 - ASSIGNMENT & SUBLETTING

Guests are only permitted to assign or sublet this Agreement with the prior written consent of the Manager. Guests may also not grant any license to use the Property or any part of the Property without the prior written consent of the Manager. If the Manager consents to any one assignment, sublet, or license, this shall not be deemed a consent to any subsequent such request. Any assignment, sublet or license without the Manager's prior written approval shall be null and void and shall, if the Manager chooses, terminate this Agreement.

Article 29 - INDEMNIFICATION

Manager shall not be liable for any damage or injury to Guest or Guest's invitees, licensees or other guests on or in the Property, and Guest hereby agrees to indemnify, defend, and hold Manager harmless from any and all claims or assertions of every kind and nature.

Article 30 - MATERIALITY OF REPRESENTATIONS ON APPLICATION

Any and all representations made by the Guest on any Application for Rental of the Property

(or similarly-titled and applicable document) are understood by the Parties to be material to the grant of this Agreement. Any failure to disclose or lack of truthfulness on such Application may cause the Manager to deem the Guest in breach of this Agreement.

Article 31 - MODIFICATION

No modification of this Agreement shall be binding upon the Manager unless in writing and signed by the Manager. Modification to any part or sub-part of this Agreement shall not affect any other part or sub-part of this Agreement, and the remainder shall remain in full force and effect.

Article 32 - HOLDOVER (30 Plus Day Rentals only)

If Guest does not vacate the Property at the end of the Agreement term or otherwise remains in possession of the Property, a new month-to-month tenancy will be created, subject to all the terms and conditions of this Agreement. Such month-to-month tenancy will remain valid until the Manager and Guest, in writing, extend or renew the Agreement for a specific term. If Guest becomes a month-to-month Guest, Guest must give 30 (thirty) days written notice to Manager of Guest's intent to surrender the property. The manager may terminate such a month-to-month tenancy at any time by serving the Guest a written notice of termination or by other means permitted by applicable Colorado law. Guests shall vacate the Property at the Manager's demand.

Article 33 - NOTICE OF INJURIES

If Guest or any of Guest's invitees, licensees, and/or guests are significantly injured or any of Guest's personal property is damaged on the Property or in any common area, Guest shall provide written notice to Manager, to be delivered or sent to the address listed at the head of this Agreement, as soon as possible but in no event later than 5 (five) days after the date of injury or damage. If the Guest does not provide such timely notice, this shall be considered a breach of the Agreement.

Article 34 - ITEMS LEFT BEHIND

Any items left behind by Guests will be held for approximately six months, and every reasonable effort will be made to contact the Guest for their return. However, ultimately, the Manager is not responsible for these items. If they are not claimed within 7 days, the guest forfeits the Guest's right to such items, and the Manager shall not be held responsible for any disposal.

Shipping costs will be charged to guests if incurred in returning the item.

Article 35 - LEAD-BASED PAINT

Housing built before 1978 may contain lead-based paint. If improperly managed, lead from paint, paint chips, and dust can pose health hazards. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Managers must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Article 36 - REMEDIES

The rights and remedies in this Agreement are not exclusive of any other rights and remedies allowed by applicable Colorado law and shall be considered cumulative.

Article 37 - SEVERABILITY

If any part or subpart of this agreement is deemed invalid by court order, judgment, or other operation of law, the remaining parts and subparts of this agreement shall remain valid and enforceable to the fullest extent.

Article 38 - HEIRS AND ASSIGNS

Guests may not transfer or assign this Agreement or any portion to a third party.

Article 39 - NO WAIVER

If the Manager fails to enforce the strict performance of any part or subpart of this Agreement, this shall not be construed as a waiver of the Manager's right to enforce the same part or subpart later in time or to enforce any other part or subpart.

Article 40 - ATTORNEYS' FEES

Guest agrees to pay reasonable attorneys' fees and expenses if the Manager requires an attorney to collect any payment due under this Agreement or to enforce any of Guest's obligations otherwise.

Article 41 - GOVERNING LAW

This Agreement is governed, construed, and interpreted by and through the laws of the States of Colorado and/or California.

Article 42 - NOTICES

Notices given under this Agreement or other applicable Colorado law shall be given in writing by and to both parties. Notices by Guest to Manager shall not be considered complete until actual receipt by Manager at the address listed at the head of this Agreement. Manager or Manager's agents, including any property managers, secretaries, or assistants, shall accept demands and/or service of process at the same address. Notices by the Manager to the Guest shall be deemed delivered when deposited in the mail to the Property's address or hand-delivered or placed in the Guest's mailbox at the Property. Notices by the Manager to the Guest shall also be deemed delivered if addressed to the last known post office box address of the Guest.

Article 43 - COUNTERPARTS

This Agreement may be executed in counterparts, constituting a single agreement. If the dates set forth at the end of this document are different, this Agreement is to be considered effective as of the date that both Parties have signed the agreement, which may be a later date.

Article 44 - COUNTERPARTS

Diversity and Inclusion Statement

Effortless Rental Group is a diverse, inclusive, and equitable workplace where all employees and guests, regardless of gender, race, ethnicity, national origin, age, sexual orientation or identity, education, or disability, feel valued and respected. We are committed to a nondiscriminatory approach and provide equal employment and advancement opportunities in our departments, programs, and worksites. We respect and value diverse life experiences and heritages and ensure that all voices are valued and heard.

ACKNOWLEDGEMENT:

By electronically signing this form, I acknowledge that I agree to the Terms and Conditions of this Short Term Rental Agreement.

Guest Name : _____ Email: _____

Signature: _____ Date: _____