

SHORT TERM RENTAL

This Short Term Rental Agreement (the “Agreement”) is made by and between the “Homeowner” of the “Property” reserved on Geronimo.com (or OneSpareWeek.com) and the “Guest” as of the date of the “Reservation”. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The Property’s location and amenities are as described in the Property Description. The property is furnished and includes furnishings as listed in the property Description.
2. Property Description. The Property Description on Geronimo.com or OneSpareWeek.com lists the location, amenities and features of the Property. The Homeowner bears full responsibility for maintaining the Property Description and for the accuracy of the information in the Property Description.
3. Maximum Occupancy: The maximum number of guests is limited the number of persons listed on the listing page.
4. Reservation, Term of the Lease. The Reservation was made by the Guest booking the Reservation on Geronimo.com for the term indicated therein.
6. Rental Rules: Guest agrees to abide by the rental rules as provided direct to Guest by Homeowner and or Property Manager. Guest shall cause all members of the rental party and anyone else Guest permits on the property to abide by the rules at all times while at the property.
7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
8. Damage Deposit/ Damage waiver A damage deposit (refundable) or damage waiver (non refundable) maybe be collected as part of the reservation process as detailed in the “taxes and fees” section. If a damage deposit is collected, it shall be refunded 10 days after the Checkout Date provided no deductions are made due to:
 - i. damage to the property or furnishings;
 - ii. dirt or other mess requiring excessive cleaning; or
 - iii. any other cost incurred by Homeowner due to Guest’s stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner or property manager immediately.
9. Rental Rate and Other Fees. The applicable rental rate (based on period selected and length of stay) is detailed on the Reservation. In addition to the rental rate, Guest may be responsible for cleaning fees and taxes as detailed on the “taxes and fees” section of the Reservation. In some cases, the owner/ manager may have additional fees due for optional items and those will be paid outside of the Geronimo /OneSpareWeek system.

10. Cancellation Policy: If Guest wishes to cancel his/her reservation, he/ she is entitled to a percentage of the rent and fees collected based on the timing of the cancellation per below:

AT LEAST 45 DAYS IN ADVANCE – Guest cancels at least 45 days before first night, then guest receives 75% of the rent back. (The rest will go to the non-profit)

14-44 DAYS IN ADVANCE - Guest cancels 14-44 days before first night, then guest receives 50% of the rent back. (The rest will go to the non-profit)

NO REFUNDS INSIDE 13 DAYS BEFORE YOUR FIRST NIGHT'S STAY

11. Insurance: We encourage all renters to purchase traveler insurance. Homeowner is responsible for maintaining adequate property and liability insurance on the Property.
12. Payment: Payment is due in full by credit or debit card (or Paypal) when making the reservation. This agreement is between Homeowner/ Manager and Guest. Charity Helpers, LLC, DBA Geronimo.com (and OneSpareWeek.com) is not a party to this Short Term Rental Agreement and is not liable for any damages or claims related hereto.
13. Indemnity: Homeowner and Guest acknowledge that this rental was made through Geronimo.com or a OneSpareWeek.com website and that a portion of the rental amount benefits a designated non-profit organization(s). Homeowner and Guest hereby agree to indemnify Charity Helpers, LLC (dba Geronimo.com and OneSpareWeek.com), and any non-profit organization benefiting from this rental from any liability or damage resulting from the rental of the Property.
14. Acceptance: By offering the Property on Geronimo.com and/or OneSpareWeek.com, Homeowner agrees to the terms of this Short Term Rental Agreement. By making the Reservation on Geronimo.com or OneSpareWeek.com, the Guest agrees to the terms of this Short Term Rental Agreement. Any additional agreements reached between Homeowner/Manager and Guest may replace this agreement and are not in any way monitored by Charity Helpers, LLC