

# Property Damage Deposit and Liability Terms

This Property Damage Deposit and Liability Terms Document ("Agreement") is entered into between the undersigned parties in connection with the rental or use of the property described below. By signing this form, the Guest agrees to all terms stated herein regarding the use, maintenance, return and liability for the property.

## 1. Property Description

Property Address: \_\_\_\_\_

Date(s) of Use: \_\_\_\_\_ to \_\_\_\_\_

## 2. Damage Deposit

The Guest agrees to pay a refundable damage deposit in the amount of: \$\_\_\_\_\_.

This deposit is to cover any damage, loss, or excessive cleaning required as a result of the Guest's occupancy, as determined by the Property Owner/Manager.

- The deposit will be collected before check-in.
- If no damages are found, the deposit will be refunded within 7 business days after check-out.
- If damages exceed the deposit, the Guest is responsible for the additional amount.

## 3. Guest Liability

- The Guest is liable for any loss, breakage or damage caused to the property, furnishings, appliances, landscaping, or common areas during their stay.
- The Guest must immediately report any accidental damage or defects to the Owner/Manager.
- The Guest may not sublet or permit third parties to access the property without prior written consent.
- All local laws and property rules must be observed during the stay.

## 4. Exclusions

- The deposit does not cover normal wear and tear, or damage resulting from events beyond the Guest's control (e.g. natural disasters).
- The Owner/Manager is not responsible for loss or damage to the Guest's personal property.

## 5. Acceptance

By signing below, the parties acknowledge and agree to the above terms and conditions regarding the Property Damage Deposit and Liability.

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Guest Signature   Date: \_\_\_/\_\_\_/\_\_\_

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Owner/Manager Signature   Date: \_\_\_/\_\_\_/\_\_\_

## Important Notes

- Read the terms carefully and ensure you understand your responsibilities before signing.
- Keep a copy of this document for your records.
- Clarify with the Owner/Manager about what the deposit covers before payment.
- Take photos of property condition at check-in and check-out for evidence if needed.
- Contact the Owner/Manager immediately if damage occurs or is discovered.