Sample Vermont Short-Term Rental Agreement

LudlowRentals.com - Host Resource
TEMPLATE - This is not legal advice and is not a finished contract. Have a Vermont attorney review any agreement before using it with paying guests.

A starting-point lease for direct bookings at a Vermont vacation rental. Fill in the bracketed fields for your property. Bookings made through Airbnb or Vrbo use those platforms' terms instead - this agreement is for bookings you take directly.

1. Parties and property

- Host: [legal name / LLC], [mailing address], [phone], [email].
- Guest: [full legal name], [home address], [phone], [email]. Guest must be 25 or older unless agreed in writing.
- Property: [street address], [town], VT - Vermont Meals & Rooms Tax account no. [MRT-_____].

2. Stay

- Check-in: [date] at 4:00 PM. Check-out: [date] at 11:00 AM. Maximum guests: [number]. Only registered guests may stay overnight.
- This is a short-term rental of 30 consecutive nights or fewer and is not a tenancy under Vermont landlord-tenant law.

3. Money

- Nightly rate: $[___] x [n] nights. Cleaning fee: $[___]. Pet fee (if any): $[___].
- Vermont taxes: 9% Meals & Rooms Tax + 3% short-term rental surcharge, plus any local option tax your town has adopted (Ludlow: 1%). Total tax: $[___].
- Total due: $[___]. Due at booking: $[___]. Balance due [30] days before check-in.
- Security deposit: $[___] - see the deposit option you chose (card hold, refundable deposit, or damage-protection plan).

4. Cancellation

- Full refund until [30] days before check-in; 50% until [14] days; no refund after that, except the cleaning fee and taxes on unused nights. Travel insurance is recommended - Vermont winter weather is not a refund reason on its own.

5. House rules

- No smoking inside. No parties or events. Quiet hours 10 PM - 8 AM.
- Pets: [not allowed / allowed as stated in the House Rules sheet].
- Guest is responsible for damage beyond normal wear, missing items, and extra cleaning caused by rule violations.

6. Safety and liability

- Property has working smoke and carbon-monoxide alarms as Vermont law requires. Guest agrees to use hot tub / fireplace / wood stove / lake access (as applicable) at their own risk and to supervise children at all times.
- Host may end the stay without refund if guests materially break this agreement.

7. Signatures

Host: _____ Date: _____ Guest: _____ Date: _____