



LIB INVESTMENTS GROUP, LLC (LIG)
SHORT TERM AIRBNB RENTAL AGREEMENT

1. The Parties

This agreement made this _____ day of _____, 20____ between **[name of Guest]** of **[address of Guest]** Hereinafter referred to as “Guest”, and **Lib Investment Group, LLC** of **Monrovia, Liberia** Hereinafter referred to as “Host”.

2. The Property

Property Location: Shefflin Community in Margibi County, Republic of Liberia, on the Robertsfield Highway

3. Period and Guests

Total people in renting party consists of _____ Adults, _____ Children, _____, and not to exceed _____.

Rental period begins at _____ : _____ AM PM on the _____ day of _____, 20____ and ends at _____ : _____ AM PM on the day of _____, 20____.

4. Rental Amount: \$40.00 per Night *Daily Transportation Rental (Not Mandatory): \$30.00
per day for Van Rental [Gas not included]

Total rental amount for the period is _____ Dollars (\$ _____)

or equal to _____ Dollars (\$ _____) per night.

Transportation Dollar (\$) per day. Gas Dollar (\$) per day.

5. Fees and Deposit

Cleaning Fee: \$

Security Deposit: \$ (\$100)

The Host required the guest to pay a security deposit due at the time of the signing of this agreement. The Host shall return the security deposit within 72 hours if no damage is done to the property, the host is given 48 hours from the check out date to claim for any damage, breakage, or theft.

Other : \$

Total Deposit and Fees Due with Signed Agreement: \$

6. Termination

The Host has the right to inspect the premises with or without prior notice. Should the Guest violate any of the terms of this agreement, the rental period shall be terminated immediately.

The Guests waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Guests shall vacate the premises at the expiration time and date of this agreement.

7. Phone Calls:

All guests are responsible for all phone calls during their stay while at the Airbnb.

8. Maintenance and Repairs

The Guests shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Guests shall leave the premises in a ready to

rent condition at the expiration of the rental agreement, defined by the Host as being immediately habitable by the next Guests. Guests shall pay for maintenance and repairs should the premises be left in a lesser condition. The Guests agree that the Host shall deduct costs of said services from the security deposit prior to refund if Guests cause damage to the premises or its furnishings.

9. Trash:

The Guests shall dispose of all waste material generated during the rental period in the following area: At the back of the facility

10. Pets No animals or pets of any kind will be brought onto the premises.

11. Subletting The Guest shall not have the right to sublet the property.

12. Quiet Enjoyment

The Guests shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Guests shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Guests shall then immediately vacate the premises. Quiet hour starts at _____ PM where outdoor noise should be kept to a minimum.

13. Smoking Smoking is not allowed inside the home.

14. Essentials:

Host shall provide the following to the Guest: towels, linens, cups, knives, forks, spoons, dishes,

15. Host's Liability

The Guests and Guests' Guests shall hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guests expressly recognize that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guests, and that Guests should purchase their own insurance for Guests and Guests if such coverage is desired.

16. Rental Deposit: Amount is fully refundable up to 5 days prior to the beginning of the rental period. After said period prior to the rental start date the Host shall have the right to retain the initial Rental Deposit at the Host's discretion.

17. Attorney's Fees: Guests agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Host enforcing this agreement.

18. Use of Property: Guests expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Guests do not intend to make the property a residence or household.

19. Shortened Stays and Conditions: There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

20. Illegal Use: Guest shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

21. Possessions: Valuable items left behind by Guest will be held for the Guest and every reasonable effort will be made to contact the Guest for return. If items are not claimed for longer than 6 months, they shall become the property of the Host. The Host shall not be held liable for condition of said items.

22. Cable TV: Cable TV is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, or personal preferences regarding cable TV service.

23. Internet: High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences regarding internet service.

24. Manager/Host Contact

Host/Manager's Name: Cassandra Hampton (Liberia) / Dr. Stella Jefferies (USA)

Host/Manager's Telephone: 011231775175867 / 011231886071273 / 1-855-894-9689

Host/Manager's E-Mail: admin@libinvestments.com

Host/Manager's Address: Shefflin Community in Margibi County, Republic of Liberia,

25. Other Agreements

In addition to the language stated in this agreement the parties, Host and Guest, agree to the following:

Host and Guest agree to the above conditions on this day of , 20 and hereby swear that the information provided is accurate and true:

Guest's Signature Date

Print Name

Guest's Signature Date

Print Name

Host's Signature

Date

Print Name Dr. Stella Jefferies

Host's Signature

Date

Print Name