

Rental Agreement

This Vacation Rental Agreement (hereinafter: the “**Agreement**”) is entered into and made effective as of the signing date by and between the Property Owner/Operator (“**Owner**”) and the Guest (together - the “**Parties**”). Terms not specified in this Agreement shall be in accordance with the House rules or the Reservation policies which are provided separately by the Owner.

The parties agree as follows:

Terms

1. The Guest agrees to abide by local laws and regulations.
2. The Guest commits not to use the property for any illegal or commercial purpose, including but not limited to sub-lease the property or otherwise allowing anyone or more people to stay above the maximum permitted or if not previously agreed with the Owner.
3. Furniture, bedding, kitchen equipment, utensils, and any other property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings will be charged to Guest.
4. If Guest or any member of the Guest are behaving illegally or that any damage is likely to be caused, Owner may evict Guest and the Rental Party from the Property.
5. The Guest shall behave in a respectful manner and shall be good neighbors respecting the rights of the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement.
6. The Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.
7. The Guest must not hold events (such as parties, celebrations or meetings) at the property without the advance written consent of the Owner. Any of these cases will allow the Owner to terminate the Agreement without providing a refund of any payment the Guest has paid for the booking and the Owner will not be legally responsible to find any alternative accommodation.
8. The Guest must allow the Owner or their representative (including workmen), with reasonable notice, access to the property at any reasonable time during your stay (except in an emergency or if a problem needs sorting out quickly and you cannot be

contacted in time. In these situations, the owner can enter the property at any time without giving you prior notice).

9. The Guest is obliged not to make any changes in the rented property without prior receipt of agreement from the Owner in writing.
10. By agreeing to these Terms & Conditions, as acknowledged by signature below, the Guest waives, discharges and agrees to hold harmless Owner from all damages or injuries arising from or related to the Guest stay at Property, including without limitation, any accidents or injury to the Guest, Guest's visitors and associates, and loss of money, jewelry or valuables of any kind. The Guest is responsible for keeping his valuables safe at all times.
11. The guest is to agree and follow strict non-smoking / no pet policy within the room and outside of the room which include patio, emergency staircase, entrance, public area of the building. Any offence to this rule will result in penalty of JPY30,000 per violation, payable to the owner.

Additional Policies such as Rates and Fees, Check-In/Out Time, Cancellations, Minimum Stay, Maximum Guests allowed, Children and age, Security Deposit etc. will be according to the House rules or the Reservation policies which are provided separately by the Owner.

General

- Any change and/or in addition to this Agreement, House rules, and Reservation Policy will be valid only if it is carried out in writing and all sides have signed.
- Any announcement sent to either side from the other by registered post in accordance with the precise address written in the introduction of this contract will be considered if received after 96 hours from the time of sending it from the post office.
- This Agreement (including any House rules or Reservation policy) expresses and reflects all that was agreed between the parties and cancels any agreements and/or other understandings between them.

Hereby undersigned:

The Guest

The Owner