

Silver Street Management Short-Term Rental Agreement

Updated: October 6, 2026

This Short-Term Rental Agreement (“Agreement”) applies to the vacation rental property identified in the guest’s reservation confirmation (the “Property”). It is between Silver Street Management, LLC (“Silver Street,” “we,” or “us”), acting for itself and the Property owner (“Owner”), and the person identified as the responsible renter in the reservation (“Renter,” “you,” or “your”).

By booking the Property, you agree to this Agreement, the reservation confirmation, any additional terms disclosed before payment, and—when applicable—the terms of the booking platform through which you booked (“Booking Channel Terms”).

If there is a conflict, the following order controls: (1) mandatory applicable law; (2) Booking Channel Terms for reservations made through a third-party platform; (3) the reservation confirmation; (4) any additional terms disclosed before payment; and (5) this Agreement.

Summary of General Rental Policies

This summary highlights important terms but does not replace the complete Agreement. By booking, you agree to all terms below and the full Agreement.

- **Occupancy:** The Property may not be used or occupied by more adults or children than the number approved in your reservation. Visitors are subject to the same occupancy limits and may require prior approval.
- **Good neighbors:** All Occupants must follow Silver Street Management’s good-neighbor rules, comply with applicable laws, and observe quiet hours from 10:00 p.m. to 8:00 a.m.
- **Minimum age:** The Renter must be at least 21 years old unless a different minimum age is stated in the reservation confirmation or required by applicable law. Guests under the applicable minimum age must be accompanied by a parent or legal guardian.
- **Pets:** Pets and other animals are not permitted unless specifically authorized in the reservation or otherwise required by applicable law.
- **Smoking:** Smoking and vaping are prohibited everywhere on the Property, including porches, decks, patios, and other outdoor areas.
- **Events and property use:** Commercial photography or filming, unauthorized events, tents, temporary structures, furniture movement, and charcoal grills are prohibited unless approved by Silver Street in writing.
- **Damage and charges:** The Renter is responsible for damage, loss, excessive cleaning, and other documented costs caused by the Renter or any Occupant. Subject to this Agreement and applicable law, authorized charges may be made to the payment method on file.
- **Direct bookings:** For reservations made directly through Silver Street’s website or manually, the cancellation policy displayed at booking and included in the reservation confirmation controls. Unless otherwise stated there, cancellations made within 24 hours of booking receive a full refund. After that period, the reservation may be nonrefundable or refundable only until the deadline stated in the applicable listing or reservation confirmation.

- **U.S. Naval Academy Commissioning Week:** For reservations at properties within 50 miles of the U.S. Naval Academy Chapel Dome during the Commissioning Week period, a special cancellation policy may apply.
 - Cancellations made more than one year before check-in receive a full refund.
 - Cancellations made between six and twelve months before check-in receive a credit for the same Property usable within one year.
 - Cancellations made fewer than six months before check-in receive a credit equal to 50% of the reservation value, usable for the same Property within one year.
- **Third-party bookings:** For reservations made through Airbnb, Vrbo, Expedia, Google, Booking.com, or another online travel agency, the cancellation policy displayed by that platform and included in the reservation controls.
- **Travel insurance:** ***We recommend travel insurance to help protect against cancellation, illness, travel interruption, personal-property loss, and other covered risks.** If you do not purchase travel insurance, applicable refunds will be determined by the cancellation policy for your booking channel.*

If this summary conflicts with the full Agreement, the reservation confirmation or applicable Booking Channel Terms control, followed by the full Agreement.

1. Reservation Terms

The reservation confirmation will identify the Property, rental dates, occupancy limit, number of approved occupants, rental rate, taxes, cleaning fees, booking fees, deposit or card authorization, check-in time, check-out time, and applicable cancellation policy.

The cancellation policy displayed at checkout and included in the reservation confirmation controls. For third-party bookings, the Booking Channel Terms control.

2. Responsible Renter and Occupants

The Renter must be at least 21 years old unless a different minimum age is stated in the reservation confirmation or required by applicable law. We may request reasonable proof of age and identity.

The Renter must occupy the Property for the entire reservation period and is responsible for all family members, guests, invitees, and other occupants (“Occupants”). The number of people at the Property may not exceed the approved occupancy or the maximum lawful occupancy, whichever is less.

You may not transfer, assign, or sublet the reservation without our prior written consent.

3. Temporary Use

The Property is provided for temporary and transient lodging only. You may not use it as your permanent residence, establish residency there, receive mail there as your primary residence, or use it for commercial purposes unless we give prior written permission.

4. Good-Neighbor Rules

You and all Occupants must:

- Treat the Property and surrounding community respectfully.
- Comply with all applicable laws, ordinances, parking rules, homeowner-association rules, and posted instructions.
- Keep doors and windows locked when leaving the Property and at checkout.
- Avoid conduct that causes complaints from neighbors, law enforcement, governmental agencies, or homeowner associations.
- Observe quiet hours from 10:00 p.m. to 8:00 a.m. Noise that is audible outside the Property is prohibited during quiet hours.

5. Prohibited Activities

Unless we give prior written approval, the following are prohibited:

- Parties, events, weddings, receptions, or gatherings exceeding the approved occupancy.
- Commercial photography, filming, or production.
- Tents, temporary structures, or outdoor installations.
- Moving furniture from its original location.
- Charcoal grills.
- Illegal activity or use of the Property for unlawful purposes.
- Unauthorized downloads or other unlawful use of the Property's internet service.
- Smoking or vaping anywhere inside the Property or on porches, decks, patios, or other outdoor areas.
- Any activity prohibited by the applicable Booking Channel Terms or local law.

6. Animals

Animals and pets are prohibited unless specifically authorized in the reservation confirmation. Bona fide service animals will be accommodated as required by applicable law. Emotional-support animals are not permitted unless authorized under applicable law or approved as pets.

You acknowledge that a no-pet policy does not guarantee that an animal has never been present at the Property or that the Property is free from animal allergens.

7. Payment and Fraud Prevention

You represent that you are the cardholder or an authorized user of the payment method used for the reservation.

If a payment is declined, disputed, suspected to be fraudulent, or cannot be verified, we may request another valid payment method and reasonable proof of authorization. If you do not provide acceptable information, we may cancel the reservation or terminate the stay, subject to applicable law and Booking Channel Terms.

8. Cancellation, No-Shows, and Early Departure

The cancellation policy displayed before payment and stated in the reservation confirmation controls. If the reservation was made through a third-party platform, the Booking Channel Terms control.

Unless a different policy is stated there, cancellations made at least 30 days before the scheduled check-in date will receive a refund of amounts paid, less any expressly identified nonrefundable booking fees. Cancellations made fewer than 30 days before check-in, no-shows, late arrivals, and early departures are not refundable unless required by applicable law, the reservation confirmation, or Booking Channel Terms.

Special-event reservations, including reservations during the U.S. Naval Academy Commissioning Week, may have a separate cancellation policy. That policy must be disclosed before payment and included in the reservation confirmation.

We recommend that you purchase travel insurance covering cancellation, illness, injury, travel interruption, personal property, and other risks.

9. Check-In and Check-Out

Early check-in and late check-out require our prior approval and may involve additional charges.

You must vacate the Property by the check-out time stated in the reservation confirmation. If you remain after the authorized departure time without written approval, we may charge a disclosed late-departure fee, together with documented costs caused by the delay, and may take reasonable steps to recover possession of the Property.

10. Property Condition, Maintenance, and Entry

You must promptly report maintenance problems, housekeeping concerns, damage, safety hazards, or incidents involving the Property.

We will take reasonable steps to respond to reported problems as soon as practicable. We may enter the Property with reasonable notice to inspect, maintain, repair, or provide services, or without advance notice when we reasonably believe an emergency threatens persons or property.

Shared amenities, utilities, internet service, appliances, and other features may be unavailable or temporarily inoperable. We will make reasonable efforts to address reported problems but do not guarantee uninterrupted availability of every feature or amenity.

Notices and reports under this Agreement should be sent by email to bookings@slvrst.com, unless the reservation confirmation, booking platform, or pre-arrival instructions provide a different contact method.

Nothing in this section limits any rights or remedies that cannot legally be waived.

11. Damage, Cleaning, and Other Charges

You are responsible for actual, documented loss or damage caused by you or any Occupant, excluding ordinary wear and tear.

You authorize us to charge the payment method on file for:

- Repair or replacement costs for damage beyond ordinary wear and tear.
- Missing property or unauthorized removal of furnishings.
- Additional cleaning reasonably required because of a violation of this Agreement or unusual condition caused by an Occupant.
- Documented costs of restoring furniture or the Property after unauthorized movement or alteration.
- Documented governmental, utility, association, towing, or other third-party charges caused by your or an Occupant's conduct.
- Disclosed fees for unauthorized pets, smoking, late departure, or other specified violations, where permitted by applicable law.

We will provide written notice and a reasonable itemization of proposed charges, with supporting photographs, invoices, receipts, or other documentation when reasonably available. Charges will be limited to actual documented costs or clearly disclosed fees and will not include ordinary wear and tear.

You may dispute a charge in writing within 14 days after notice. This dispute process does not limit any rights available under applicable law or Booking Channel Terms.

12. Termination for Breach

A material violation of this Agreement may result in termination of the reservation, removal from the Property, loss of some or all amounts paid, and responsibility for resulting damages, subject to applicable law.

Immediate termination may be appropriate for illegal activity, threats to persons or property, unauthorized events, serious nuisance, materially exceeding occupancy limits, fraud, or conduct that creates an emergency. For other violations, we will provide notice and a reasonable opportunity to cure when practical.

Any removal will be conducted in accordance with applicable law. We will not use law enforcement to resolve an ordinary payment or contract dispute unless law enforcement involvement is otherwise legally appropriate.

13. Substitution or Unavailability

If the Property becomes unavailable because of ownership changes, regulatory restrictions, repairs, maintenance, casualty, or another circumstance beyond our reasonable control, we may offer a reasonably comparable property.

If no reasonably comparable property is available, you may choose either:

1. An alternative available property, with an appropriate adjustment for any difference in price; or
2. A refund of amounts paid for the unavailable reservation.

This section does not limit any non-waivable rights under applicable law or Booking Channel Terms.

14. Assumption of Risk

You acknowledge that the Property may include stairs, balconies, decks, pools, hot tubs, fireplaces, docks, uneven surfaces, wildlife, insects, water features, and other conditions that may involve risk.

You voluntarily assume ordinary risks associated with using the Property and agree to supervise minors and other vulnerable Occupants appropriately. You must follow all posted warnings and safety instructions.

15. Liability

To the maximum extent permitted by law, Silver Street and Owner will not be responsible for indirect, incidental, special, consequential, or exemplary damages arising from the stay.

Nothing in this Agreement excludes or limits liability for fraud, willful misconduct, gross negligence, personal injury caused by conduct that cannot legally be disclaimed, violation of a non-waivable legal duty, or any other liability that applicable law does not permit the parties to exclude or limit.

16. Indemnification

To the maximum extent permitted by law, you agree to indemnify and hold harmless Silver Street and Owner from third-party claims, losses, fines, damages, and reasonable expenses arising from your or an Occupant's violation of this Agreement, unlawful conduct, or negligent or intentional acts.

17. Insurance

We recommend that you obtain travel insurance and personal-property coverage appropriate for your reservation. You are responsible for your own personal property. We are not responsible for loss of or damage to personal property except to the extent caused by conduct for which liability cannot legally be excluded.

18. Governing Law and Disputes

This Agreement is governed by the laws of the state and local jurisdiction where the Property is located, except to the extent applicable law requires otherwise.

Before filing a legal claim, the parties will attempt in good faith to resolve the dispute by written notice and discussion. This requirement does not prevent either party from seeking emergency relief or filing a timely claim in small-claims court.

Any arbitration, class-action waiver, jury-trial waiver, venue provision, or other dispute-resolution requirement will apply only if separately stated in the reservation confirmation or a legally enforceable additional written addendum.

19. Privacy and Information Sharing

We may collect and use reservation, identity, payment, communication, and stay-related information as reasonably necessary to administer the reservation, prevent fraud, protect persons and property, comply with law, process payments, resolve disputes, and enforce this Agreement.

We may disclose information to payment processors, booking platforms, service providers, insurers, governmental authorities, law enforcement, internet-service providers, or other parties when reasonably necessary for those purposes or when required or permitted by law.

We will handle payment-card information through our payment processor and will not intentionally store full payment-card numbers in this Agreement.

20. Lost Property

We may retain lost property for a reasonable period. You are responsible for reasonable packing, shipping, storage, and handling costs. Unclaimed items may be donated, recycled, or discarded after reasonable notice or after the period required by applicable law.

21. General Terms

This Agreement, the reservation confirmation, applicable additional terms, and applicable Booking Channel Terms constitute the agreement between the parties concerning the reservation.

If any provision is unenforceable, the remaining provisions will remain in effect, and the unenforceable provision will be modified only to the minimum extent necessary to make it enforceable.

A failure to enforce a provision is not a waiver of the right to enforce it later. Provisions concerning payment, damages, indemnification, privacy, dispute resolution, and any obligations that by their nature should survive will survive the end of the stay.

Silver Street may assign this Agreement or delegate its obligations in connection with management, ownership, financing, sale, or operation of the Property. You may not assign or transfer the reservation without our prior written consent.

By completing the reservation, the Renter confirms that the Renter has reviewed and accepted this Agreement and the reservation-specific terms.