



SOCCKER HOUSING BUREAU

This Rental Agreement is hereby entered into this ___ of _____, 20__ between _____ ("Homeowner") and _____ ("Renter") for property located at _____ (the "Property"). Soccer Housing Bureau operates as facilitator of referrals of Renters to Homeowner willing to rent houses, condominiums, and apartments during the 2026 World Cup. Soccer Housing Bureau provides this service to the Renter and to the Homeowner but is not a party to the rental agreement and is not liable to either party for any breach of obligation by the other party.

I. **Term:** The term of rental shall begin on _____ at 11:00 AM until _____ at 12:00 PM for the amount of _____ (the "Payment") including rental in the amount of _____ and applicable taxes of _____.

II. **Payment:** Renter must provide a deposit of 50% of the Payment and this signed Rental Agreement which must be received within 14 business days of _____ or the confirmation will not be valid. **Once the confirmation is valid neither party may cancel this Rental Agreement.** Balance in full plus any applicable sales tax (8.5%) is due no later than 60 days from booking or _____, whichever is sooner. A nonrefundable payment in full of 100% is due within 5 days for all confirmations issued on or after _____. Late payments will be subject to a \$50.00 late fee unless prior arrangements have been made with Soccer Housing Bureau staff and may result in the termination of the Rental. Please make checks payable to Soccer Housing Bureau. If you cancel your reservation, the Homeowner will retain all payments as compensation for the time the Property was withheld from the rental market. However, if Soccer Housing Bureau or the Homeowner is able to rent this Property to someone else, all monies will be applied to any loss incurred by the Homeowner, and only the balance, if any, will be returned to you.

III. **Property Conditions:** Homeowner agrees that the Property will be presented to Renter in the same or better condition as was presented on the property listing. All listed amenities and furnishings will be available; utilities will be in proper working order and property will be found in a clean/sanitary state. Homeowner agrees that any and all repairs during the term of the rental will be the responsibility of the Homeowner, except in the event such repairs are necessary because of the actions of the Renter. Homeowner agrees that the Property will be clean and well-maintained condition when the Renter arrives. If the home requires cleaning, Soccer Housing Bureau in its sole discretion may pay for the cleaning and require reimbursement from the homeowner or may relocate the Renter and charge the Homeowner for any expenses related to the relocation. In the event that the Homeowner is not available to make arrangements for repair or replacement, Soccer Housing Bureau may arrange for these services and will present any/all expenses to the Homeowner for reimbursement. In addition to any expenses incurred and/or charged by Soccer Housing Bureau for the actual costs of cleaning or repairing the home, Soccer Housing Bureau will also charge Homeowner ten percent (10%) of the Payment as liquidated damages in the event that the property is not in a clean and well-maintained condition in the same or better condition as was presented on the property listing. Renter shall leave the property in the same condition as was found and shall notify Homeowner of any loss or damage. Renter is responsible for any loss or damage to the property and its contents caused by any act or omission by Renter or guest of Renter using the premises. Homeowner must notify Soccer Housing Bureau of any alleged damage to the Property within 30 days of the end of the Rental Agreement.

IV. **Use of Property:** Renter agrees that it will not use the Property for any other use except as a **Sleeper Home**. A Sleeper Home is defined as a home where **parties and social gatherings will not occur** except for those spending the night at the home. The maximum occupancy limits for a sleeper home is two people per standard, queen, or king-sized bed, and one person per twin bed. A Host Home is a home where parties and social gathers may occur and involve others who are not staying at the home. All local laws, ordinances and codes apply to both a Sleeper Home and a Host Home. Homeowner agrees that it will NOT use security cameras on the Property during the terms of the Rental. If security cameras are used during the rental, Homeowner agrees that a liquidated damage provision in the amount of 25% of the Payment shall be charged to Homeowner in addition to any other actual damages incurred as a result of the use of security cameras. _____ (Homeowner Initials)

Renter agrees that it will ensure that NO SMOKING occurs inside or within ten (10) feet of the Property. Should Renter, or anyone else during the rental term, smoke in the Property, Soccer Housing Bureau and the Homeowner are entitled to charge the Renter \$1,000 in addition to any costs actually incurred to remove the smoke or smoke smell or damage caused by smoking in violation of this agreement. _____ (Renter Initials)

V. Indemnification and Release: Homeowner and Renter hereby release Soccer Housing Bureau, Fayette Forward, Fayette County, Federation Internationale de Football Association, and their employees, agents, officers, directors, successors and assigns from any claims, demands, damages, actions, causes of action, whether known or unknown arising out of, or in any way related to this agreement between the Renter and the Homeowner. Homeowner and Renter agree that Renter is solely liable to the Homeowner for all losses and damages to the rented property and/or contents. Should dispute arise, Homeowner and Renter agree that Soccer Housing Bureau will act in a manner of assistance only and will not serve as a mediator to a dispute and that Homeowner and Renter agree to be jointly and severally liable for the payment of any costs or expenses, including attorney's fees, upon demand which are incurred by Soccer Housing Bureau, Fayette Forward, Fayette County, Federation Internationale de Football Association, and their employees, agents, officers, directors, successors and assigns arising out of or in any way related to a dispute involving this agreement. Any claim or dispute arising hereunder or relating to this Agreement against the Soccer Housing Bureau or the Fayette Forward shall be brought exclusively in the Civil or Magistrate Courts of Fayette County, Georgia, unless involving a sum or matter outside of their jurisdictional limits, in which case it shall be resolved by arbitration under the Federal Arbitration Act in accordance with the applicable American Arbitration Association rules, and no joinder of claims or class action shall be permitted.

VI. Sale of Tickets and Badges: Homeowner and Renter agree that Federation Internationale de Football Association is the only entity authorized to sell and/or exchange event tickets. Homeowner further agrees that no provision of the rental agreement shall include the provision of event tickets as part of the consideration for the rental price.

VII. Listing Fee: Soccer Housing Bureau charges an 8% Listing Fee based on the rental amount. Renter payments for accommodations are made payable to the Soccer Housing Bureau. Once payments are received, the 8% listing fee will be deducted, and the remaining balance will be forwarded to the Homeowner. All Soccer Housing Bureau fees are earned upon execution of the Rental Agreement and receipt of a deposit or full payment, and all Soccer Housing Bureau fees are non-refundable. Renter agrees not to contact Homeowner directly in a subsequent year, and it agrees to utilize Soccer Housing Bureau to facilitate all subsequent Rental Agreements with Homeowner. Homeowner agrees to pay Soccer Housing Bureau the 8% fee for each subsequent year that Homeowner rents to Renters previously secured through Soccer Housing Bureau.

VIII. Taxes: Homeowner is responsible for the determination, reporting and payment of any applicable income tax. Homeowner acknowledges that it is Homeowner's responsibility to consult with Homeowner's tax advisor as to any potential taxes arising out of the rental of accommodations to Renters. Homeowner agrees to provide all information necessary for Soccer Housing Bureau to complete a 1099 and any other necessary paperwork to complete this Rental Agreement. Renter is responsible for the payment of any sales tax (8.5%), accommodations tax, or other similar tax or fee payable to any state or local taxing authority according to rates in effect at the time of occupancy, which shall be paid to Soccer Housing Bureau as required by state or federal law.

IX. Sale of Property: Homeowner and Renter agree and acknowledge that this Rental Agreement survives the sale of the Property. Homeowner agrees and acknowledges that (s)he will notify Soccer Housing Bureau within seven (7) days of the Property being sold and provide contact information for the new homeowner. Homeowner agrees that (s)he shall inform the new homeowner prior to entering into a sales contract for the sale of the Property of this Rental Agreement and have the new homeowner agree to assume this Rental Agreement in writing including all obligations in this Rental Agreement prior to selling the Property, which writing will be provided to Soccer Housing Bureau within seven (7) days of the Property's sale. Homeowner agrees that this agreement is still binding and enforceable in full against Homeowner even after the Property is sold.

X. Background Checks: Homeowner agrees that Soccer Housing Bureau has no responsibility in conducting background checks on Renters. Should a Homeowner wish to conduct Renter background checks, the Homeowner is solely responsible to find and compensate a suitable agency to conduct any background checks.

XI. Integration: This Agreement represents the full and complete agreement among the parties and may not be varied except in a writing signed by all parties.

XII. Legal Construction: In the case that any provision contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability of said provision will be construed as if such provision had never been contained in said contract.

XIII. Choice of Law and Venue: All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this agreement, will be governed by and construed under only Georgia law without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia. The federal and state courts located in Fayette County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement, except to the extent the parties are required to submit the matter to arbitration.

XIV. Counterparts: This Agreement may be executed and delivered in any number of counterparts (including facsimile or PDF counterparts), each of which when executed shall be deemed to be an original, but all of which taken together shall constitute a single instrument.

XV. **Security Deposit-** Upon the initial payment, Homeowner requires a refundable deposit from the Renter in the amount of _____ as a security for to cover any potential damages to the Homeowner's Property. Upon the passage of inspection, no later than three (3) days after the conclusion of the stay the deposited funds will be returned to the Renter. Should any damages be determined during inspection, Homeowner must prepare an itemized list of alleged damages and estimated cost of repair and submit it to Renter, prior to disposing of any of the deposit.

Confirmation Date:

_____ **Rental Rate: \$**

Renter Name (please print)

_____ **8% Accommodations Tax: \$**

Date **7% Sales Tax: \$**

5% Service Fee: \$

_____ **\$5.00 Nightly Lodging Fee: \$**

Signature

Additional \$1.00 Nightly Charge: \$7.00 Total Rental Rate: \$