

ABSOLUTELY WONDERFUL

Pigeon Forge, Tennessee

RENTAL AGREEMENT

Guest	Invoice:
Arrival:	After 3:00 p.m.
Departure:	before 10:00 a.m.
Number of Nights:	Number of Guests: Adults Child
Pets:	Total Rental Due --
	Security Deposit Due --

Check In

Check in is at 3:00 p.m. EST or later. Please do not attempt to check in early unless prior arrangements have been made. During “turnaround” cleans early check in is not available.

Check Out

Check out is at 10 a.m. EST. No exceptions, please. Housekeeping must be able to enter the cabin at 11 a.m. If your late checkout requires the staff to make another trip or prevents the next guest from checking in on time your deposit will be forfeited.

Items Left Behind

We are not liable or responsible for items left behind, lost, or stolen. If you leave an item and wish to have it returned, please call me as soon as possible. Every effort will be made to locate your items and return them to you, at your expense.

Reservation/Damage Deposit

A refundable security deposit of \$ 200.00 is required to hold your reservation. When you arrive for your stay the security deposit automatically converts to a damage deposit. The deposit is fully refundable within seven days of your departure if the following conditions are met:

1. No damage to the cabin or its contents beyond normal wear and tear.
2. No early check-in or late check-out unless approved in advance.
3. No occupancy greater than what is listed above.
4. No damage due to pets.
5. The cabin is in an orderly fashion and all trash is put in the outside trashcans.
6. Linens are in good condition and none are missing.
7. Movies, books, and board games are not missing or damaged.
8. No damage to the hot tub or hot tub cover.
9. No smoking has taken place inside the cabin.
10. There have been no outside fires
11. The gas fireplace logs have not been tampered with nor used for cooking.
12. None of the internet or alarm system equipment has been disconnected.

Rental Agreement

The rental agreement (and pet agreement if applicable) needs to be signed, dated and returned within five days. A copy of identification of the person signing the agreement needs to be returned with the contract. Not until these items are received, along with the deposit, are your dates officially reserved. You will receive a letter confirming receipt of the contract and security deposit payment. When final payment of rental charges is received, your keycode will be confirmed and directions to the cabin sent.

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Security Deposit / Rent Payment

The security deposit needs to be paid within five days of reserving your dates. Payment of the total rent is due no later than 30 days prior to your arrival date. Payments can be made in the form of a personal check, money order, or through PayPal using credit card or eCheck.

Cancellation Policy

A sixty-day (60) notice is required for all cancellations. Cancellations made more than 60 days prior to the arrival date will incur a \$50 cancellation fee. Cancellations made within 60 days of the arrival date forfeit rental charges paid or security deposit if rental charges have not been paid. Every effort will be made to rebook your stay and if we are able to do so, we will refund your payment less the \$50 cancellation fee. If the rebooking is for less than your reservation adjustments will be made to compensate. **No refund for no shows, bad weather, late arrival, or early departure.**

What We Supply

We supply the cabin with the following items (at a minimum):

16 Bath Towels	16 Wash Cloths	6 Hand Towels
2 Dish Cloths	2 Pot Holders	2 Dishcloths
Hand Soap	Dishwashing Liquid	Dishwasher Detergent
Paper Towels	Toilet Paper	Trash Bags
Linens for Beds	Laundry Detergent	Small Bar Bath Soap

These disposable supplies (paper products, soaps, trash bags, detergent, etc) are starter supplies. You may need more during your stay. Items that we do not supply that you may want to bring include towels for the hot tub, charcoal for the grill, and flashlights if you plan on going walking at night.

We provide games, movies, and books for our guests. There is also a Nintendo 64, Xbox 360, and PlayStation 2 with games. Some of them may not be suitable for children. Some games may have small parts. Please do not allow young children to play unsupervised with the games.

Garbage Pick-up

Trash cans are located in the container at the end of the driveway. **DO NOT** put trash outside on deck or leave next to the container. If trash that is left outside the container is spread around due to wind or animals there will be an extra charge for pickup.

Fireplace

The gas fireplace will be available for your use October through April. To turn it on, turn the timer switch located on the wall to the right side of the fireplace. Do not move the logs inside the fireplace or cook over them.

Cleaning during stay

There is no cleaning service provided during your stay. Should you wish for a clean during your stay please contact me to discuss availability and price.

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House Parties and Noise

House parties are strictly prohibited. Parties and disturbing the peace are grounds for immediate eviction, with no refund of monies.

Maintenance

It is impossible to guarantee that all appliances, hot tubs, heaters, fireplaces, etc., will be in working order 100% of the time. We do guarantee to make every effort to correct any problem as soon as possible. Please call me if there are any problems. Non-emergency maintenance issues will be handled during normal business hours.

Winter Weather

During winter months road conditions may require a 4-wheel drive vehicle or chains on your tires if snow or ice is on the ground.

Hot Tub Warnings

1. **Use of the hot tub is at your own risk.**
2. The following persons should not enter the hot tub without doctor's consent: Pregnant women, babies, young children, or people with heart disease, diabetes, or high /low blood pressure.
3. Children must be supervised at all times.
4. Shower before and after entering the hot tub.
5. Limit use to 20 minutes at a time to prevent nausea, dizziness, and fainting.
6. Never put more than 6 people in the hot tub at one time.
7. Do not use while under the influence of alcohol, narcotics, or other drugs that can cause drowsiness or influence blood pressure.
8. Discoloration of jewelry and fabrics can occur.
9. Never sit or stand on the hot tub cover.
10. Never put lotions, oils, or soaps in the hot tub. This could cause severe damage.
11. Enter and exit the tub slowly and carefully.
12. **Always put the hot tub cover back on the hot tub after each use and secure with cable.**

Cleaning

The cabin should be clean upon your arrival. If not, notify me immediately so that cleaning problems can be resolved. Any cleaning issues must be reported within twelve (12) hours of your arrival. Please understand that we cannot be responsible for resolving housekeeping issues if not notified in a timely manner.

Falsified Reservations

Any reservation obtained under false pretense will be subject to forfeiture of deposit and/or rental money and the party will not be permitted to check in.

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PET AGREEMENT
Addendum to Rental Contract

PRIOR APPROVAL

Guest must receive prior approval from the owner to keep a pet on the premises. The number of pets that have been approved is shown on the rental contract

PAYMENT

An additional pet fee is required. We require \$50 per stay per pet plus an additional \$50 per pet security deposit which is refundable if there's no damage due to your pet.

SECURITY DEPOSIT

Guest needs to be aware that the entire damage deposit that has been secured can be kept if there is major damage to the cabin due to your pet.

ADDITIONAL TERMS AND CONDITIONS

1. Pet must not be left unattended at any time outside the cabin or on the decks.
2. Pets must be on a leash at all times when outside.
3. You are responsible for cleaning up after your pet. Pet waste must be removed from the yard.
4. No pet shall be allowed to become a nuisance or disturb the peace.
5. Your pet must be completely housebroken.
6. Pets must be free of fleas and ticks, and you may want to treat your animal with a tick/flea prevention medication prior to staying in our cabin as it is a very wooded area.
7. Pets are not allowed on the furniture or the bedding.
8. We expect you to clean the animal's feet if they are muddy when they come in from outside.
9. If your pet has a tendency to get into things or get into trouble when left alone, then we expect you to crate your animal when you leave the cabin.
10. If your pet likes to chew on furniture or mark his territory, we cannot allow them to stay.
11. We do not allow aggressive animals to stay. If they are aggressive, leave them at home.
13. There is wildlife in the area. You are responsible for the safety of your pet. We assume no liability.

By signing below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____