**For Reservation:**

Hello,

Thank you for choosing our home for your vacation. We hope that you have a great stay!

The property is located at: 2230 Cove Mountain Lane,

 37862 TN, USA

Your tentative dates are:

**Check-in date:** \_­­\_/\_\_/\_\_\_\_ after 4:00pm EST (early check-in may be possible)

**Check-out date:** \_\_/\_\_/\_\_\_\_ by 11:00am EST

Rental rate and fees in US Dollars & are as follows:

Base Rate: $\_\_\_\_\_\_\_\_

Cleaning fee: included

Sales Tax 12%: included

Housetrained pets are welcome at additional cleaning fee of $100

Initial non-refundable payment is due at booking

1. A week or more $1000.00
2. 2-6 days $500.00

Final Payment (the remaining balance): $ \_\_\_\_\_\_\_\_

The final payment is due a minimum of 30 days before arrival.

All final payments are non-refundable 30 days before arrival without exception.

Please sign and return the attached rental agreement.

Thanks & have a great vacation!

Sincerely,

Carrie Darby

**SHORT TERM RENTAL AGREEMENT**

This Short-Term Rental Agreement (the “*Agreement*”) is made between Carrie Darby (“*Homeowner*”) and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property.

The property is located at:

2230 Cove Mountain Lane,

37862 TN, USA

The key code to the property: 1970

The property is furnished and includes all major kitchen appliances, washer and dryer, and flat screen televisions. There are also bath linens, kitchen dishes and utensils for use.

2. Rental Party: The rental party shall consist of 6 or less guests.

3. Maximum Occupancy: The maximum number of guests is limited to 6 persons. An additional charge per person per night for guests in addition to 6 will be assessed.

4. Term of the Lease. The lease begins at 4:00 pm (the “*Check-in Date*”) and ends at 11:00 a.m. (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 7-night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 7 days, the guest will be charged a higher daily rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else the guest permit on the property to abide by the following rules at all times while at the property.

7. Internet Access: **The WIFI access/security key:** Name: \_\_\_\_\_\_\_ Password:\_\_\_\_\_\_\_\_\_

8. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

9. Deposit:

a) If booked for a week or more, a deposit of $1000.00 is due upon booking.

b) If booked for 2-6 days, a deposit of $500.00 is due upon booking.

10. Rental Rate Fees: Payment in full (the remaining balance after deposit) is due a **minimum of 30 days prior to check-in** and is non-refundable 30 days prior to arrival. Unless insured.

10. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will only be refunded if we are able to re-rent the week initially booked for the same rate. We will refund all deposits if the property can be re-rented less any difference on a possible discounted rate.

Refunds will not be provided unless renter has purchased rental insurance.

11. Insurance: We encourage all renters to purchase traveler insurance in case you need to cancel your vacation. Below are some references you may contact to purchase such insurance:

CSA Travel Protection

www.PropertyDamageProtection.com

800-348-9505 From the US

240-330-1529 for International Callers

The parties agree to the terms of this Short-Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner:

***[electronic or manual signature]:***

**Carrie Darby**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: Carrie Darby

Date: \_\_/\_\_/\_\_\_\_

Phone # 614-599-8581

Email: carrie\_darby@ymail.com

Guest:

***[electronic or manual signature]:***

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (print): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_/\_\_/\_\_\_\_

Phone # (during stay): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: ­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**If the premise appears dirty or items are damaged/ not working properly upon check-in, please inform homeowner immediately at 614-599-8581**

**Exhibit A**

**RENTAL RULES**

1. Smoking is allowed outside only.

2. THE GOLDEN RULE: Please treat our home with respect and courtesy. Please have fun and enjoy yourselves. Leave our home in the same shape in which you found it.

3. The homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

4. Keep the property and all furnishings in good order.

5. Only use appliances for their intended uses.

6. PETS are permitted only with prior approval and an additional **$100.00 cleaning fee** will be applied. This is with the assumption that these are well mannered **housetrained** pets that will not cause damage to the property. Please do not use white towels on pets and keep the pets off the pillows, couches, and beds.

7. Thermostat: Please keep the thermostat at 72 degrees or higher. You may find 75 degrees or even 77 degrees, more than cool. The A/C may freeze up from overuse in the heat. Please keep all doors and windows closed while the A/C is running. This is especially important to keep both the AC running properly & the home cool.

8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels, linens, or bedding be taken from the home.

9. Toiletries: Guests are provided with a starter amount of toilet paper, paper towels and trash bags. The excess that may be needed are the responsibility of the guests.

10. The pond: No children are permitted near the pond at any time without adult supervision. Exercise caution and do not leave children alone in potentially dangerous places such as near the pond or on a bridge. Use at your own risk.

11. Water and Septic: DO NOT FLUSH anything other than toilet paper down the toilets. No feminine products or “flushable” wipes should be flushed at any time. If it is found that problematic products have been flushed causing clogging, you could be charged damages. The reasonable costs to repair these items up to $500.00.

12. Storm: No refunds will be given for storms.

13. Upon Checkout: Please sweep the home of any excessive sand and dirt. All used linens are kindly asked to be stripped from the beds and placed at the foot of the bed on the floor. All used towels are to be placed in the bathrooms. Please load all the dirty dishes into the dishwasher and run.

14. Trash & Recycling:

Please place all trash in the large trash bin outside.

Sevierville county does not provide a recycling facility so place recyclable materials with the normal trash.