

Cozy Cabin Rental
120 and 170 Cozy Cabin Lane
Waynesville, NC 28786



Cozy Cabin Rental
www.cozycabinrental.com

Cozy Cabin Rental Agreement

Name: xx

Number in party: xx

Address:

City:

State/Zip Code:

Phone:

Email address:

Auto Make/Model/Color:

Auto License Number and State:

How did you find us: Found webpage surfing web VRBO/Home Away search
 Hotel search engine site Other: _____

Number of nights:

Check-In Date:

Check-Out Date:

Total Rent: \$ 0.00

Tax (11%): \$ 0.00 *

Cleaning Fee: \$ 50.00

Damage Retainer (\$500) No initial charge – see item #14 on page 3

Total Due: \$ 0.00 (includes \$ 0.00 fee to VRBO)

Total Paid: \$ 0.00

Amount Due: \$ 0.00

Cozy Cabin Rental agrees to provide lodging for the specified time to the number of guests specified above. Every effort will be made to ensure all facilities in the cabin are in good working order. In the event there is a malfunction, please inform the owners as soon as possible and allow us an opportunity to fix or remedy the issue to your satisfaction.

Gloria and Mark Ray, Cozy Cabin Rental owners

Home: (402) 873-7290 Gloria cell: (402) 209-0606 Mark cell: (402) 209-1905

* The state of North Carolina (and VRBO) collects tax on the rent, cleaning fee, and VRBO fee.

PLEASE READ CAREFULLY

Guests agree to the following requirements:

- 1) There is a **\$25 per night charge** for any additional overnight guest; this must be cleared with Cozy Cabin Rental prior to your stay.
- 2) The cabin is strictly **non-smoking**. Guests may smoke on premise outside of cabin using ash trays and properly disposing of cigarette butts.
- 3) **No pets** are allowed at Cozy Cabin Rental cabins.
- 4) The cabins are not handicap accessible.
- 5) Guests are responsible for cleaning all kitchen dishes/utensils used and placing back the way they found it.
- 6) Appliances are only to be used for their intended use.
- 7) **All trash** and **all food and drinks** must be removed from premise upon your departure. Liners are provided for trash containers and we ask that they be used. Any leftover items will require housekeeping to address and result in a **\$25 charge** against the damage retainer.
- 8) The owners of Cozy Cabin Rental are not responsible for any accidents, injuries, or illness that guests, or their visitors, may encounter while on the premise, regardless of cause (this includes use of the loft ladder – see item #10 below). The owners of Cozy Cabin Rental are also not responsible for the loss of any guest's, or visitor's, personal belongings or valuables during their stay, regardless of cause. By accepting this reservation, it is agreed that all guests, including any visitors, are expressly assuming the risk of any harm arising from the use of the premise during their stay.

The cabin's water supply is from a well. The water has been tested safe for drinking (last test was in August 2021), but due to possible changing conditions, the owners of Cozy Cabin Rental are not responsible for any illness to guests or visitors that may arise due to drinking the well water.

Initial / Date: _____

- 9) There is no daily housekeeping. Clean linen and bath towels, and at least one roll of septic safe toilet paper are included in the cabin. If your stay is 7 days or more, there is an additional \$25 fee for each set of clean linens and towels during your stay (the specific date and time of change-out will be arranged when you check-in).
- 10) If it is necessary to access the cabin loft, the ladder must be properly secured for use and a second person must be present to hold the ladder while other person is using the ladder. As with any ladder, extra caution should be taken to avoid slips or falls.

- 11) The cabin utilizes a septic system:
 - a) The septic system will clog if improper material is introduced to the system. **Do not flush** anything (especially feminine products) other than "septic safe" toilet paper down the toilet. If it is found a clogged septic is due to non-toilet paper items introduced to the system, guests could be charged for damages **in excess of the damage retainer**.
 - b) If using the clothes washer, **do not use bleach** or any detergent containing bleach. Use only phosphate-free, "septic safe" detergent.
- 12) If using the dryer, **clean the lint filter before** and **after** use. A clogged lint filter can be a fire hazard, especially in a wood structure.
- 13) You will be provided with two keys. Both keys are to be left in the cabin when you check out. Any lost key will result in a **\$25.00 charge** against your damage retainer.
- 14) There is **\$500 damage retainer** pre-approved per this reservation. Charges up to \$500 can be used to address cabin damage (beyond normal usage), unauthorized removal of items from the cabin or property, and/or items described in this agreement.
- 15) Check in time is 3:00 pm. Check out time is 11:00 am.
- 16) There are no refunds for early departures.
- 17) There are no refunds for conditions due to storms and weather related issues unless the state or local authorities order a mandatory evacuation of the area.
- 18) Any breach of these requirements can result in eviction, forfeiture of rent, and/or damage charges.

Print Name: _____

Signature: _____

Date: _____

Additional requests - PLEASE:

- a) Do not leave food unattended inside or outside the cabin. Food attracts bugs, bears, and raccoons, none of which are desirable.
- b) Leave the cabin as clean or cleaner as it was on your arrival.
- c) Be respectful of the neighbors and the wilderness and keep noise levels to a minimum.
- d) Please be alert for other vehicles when using the one lane driveway.
- e) Conserve energy – turn off all lights, fans, heat/AC, TV/satellite when you are out of the cabin for an extended period of time. When using the A/C or heat we ask that you keep all windows and doors closed.

- f) *Please give us a courtesy text when you arrive and depart – this lets us know there were no problems getting there and/or leaving.*

SAMPLE AGREEMENT