

# Rental Agreement 2018

The Barnstead  
6542 Melinda Drive  
Nashville, TN 37205

**Keys/Arrival/Departure:** Check-in time is 3:00 PM (Central Standard Time). We will supply you with key location prior to your arrival. Check-out time is 10:00 AM. These times must be adhered to in order to have the property appropriately cleaned and inspected for other arriving guests. However, if the rental schedule allows, we will consider early check-in and late check-out requests to help you maximize your time at The Barnstead.

**Terms of Occupancy:** Maximum occupancy for the Barnstead is 4 people. The rental property is located on private property and you agree to indemnify the owner for any damage or loss to the property or its contents that occur during your stay. Violation of occupancy limits will result in the forfeiture of all monies and termination of occupancy. We reserve the right to inspect the property during your stay. This is a NON-SMOKING property.

**Pets:** No renter pets are permitted at the Barnstead without prior approval. We love animals but because of concerns such as flea control, allergies, and our own dogs, pets cannot be permitted. Our dogs are Jake & Otto and they roam the grounds and are contained via an invisible fence.

**Parties, Noise and Nuisance:** Renters agree to not host parties on premise at the Barnstead, without prior approval of owners. Please do not make any excessive noise between the hours of 10 PM and 7 AM. Violation of the Noise and Nuisance will result in the forfeiture of all monies and termination of occupancy. You agree to abide by the rules and regulations of the community and refrain from any activity, which interferes with the quiet enjoyment of its residents and community.

**Parking:** Renters of the Barnstead can park in front of the circle driveway of the main home. Renters may have up to two cars – any additional should be approved by owner in advance. Renters may request use of owner's golf cart to transport between driveway and barn.

**Cleaning:** The property will be inspected, sanitized and cleaned before and after your departure. Please leave the property in the same general condition that you received it by making sure pots/pans are cleaned, dishwasher started, and garbage cans emptied into outside canister. Please either strip the used beds and/or leave unmade for cleaning professionals. The Barnstead should be left ready to be vacuumed, dusted and sanitized.

**What's Supplied:** The Barnstead is a fully equipped and furnished home. Also, typically supplied are dishwasher/dish/laundry detergent, liquid soap, spices, condiments, toilet paper, Kleenex, paper towels, baggies, shampoo and other dispensable items. Necessities are provided to ensure convenient, quick move-in!  
**Internet password is: Barn6542**

**Cancellation:** You may receive a refund of up to 100% of your total rental payment if you provide written notice of cancellation at least 60 days prior to your arrival date. If cancellation occurs between 30-59 days, 50% refund will be issued. If less than 30 days, no refund will be provided.

**Hold Harmless:** Jena Hollensteiner, Lewis Pendleton Armistead and Jena L Hollensteiner Trust do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will those noted above accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

**Thank you** in advance for treating The Barnstead and our neighbors with the same respect you show to your own home and neighborhood. Please let us know if there's anything we can do to make your stay more enjoyable, and/or if you have any special requests.

We hope you enjoy your stay!

Jena Hollensteiner Armistead & Pend Armistead  
312.656.6191