

VacationRentals 4U

GUEST RENTAL AGREEMENT

This Rental Agreement is hereby made and entered into on this _____ day of _____ by and between VacationRentals 4U (hereinafter called "Management Agency") and _____, et. al. (hereinafter called "Lessee").

Management Agency, for and in consideration of the rentals, covenants, agreements and conditions herein contained, does hereby provide vacation rental premises to Lessee, for the term hereinafter specified, the premises located at _____, Tellico Plains, TN 37385, in Monroe County, Tennessee, subject to the covenants, terms and conditions set forth below:

1. The Lessee agrees to pay the Management Agency rental fees for the said premises in the sum of \$_____ per night, plus a 14.25% sales tax. The term shall commence on _____ at 3:00 p.m. and shall end on _____ at 10:00 a.m. Lessee may call ahead to check on availability time prior to check-in. Charges are as follows:

\$ _____ / per night charge or weekly charge = \$ _____
\$ _____ State & Local taxes
\$ _____ / Pet Fee, if applicable
\$ _____ / Cleaning Fee

Total Charges - \$ _____

2. A Reservation deposit by valid credit card will be paid in advance at time of reservation which shall be applied to total charges. The balance shall be due and payable day of arrival. Reservations must be cancelled at least two (2) weeks prior to the reserved date in order to receive a 75% refund of the total charges. If a cancellation notice is given less than the two (2) week period prior to reserved date, the deposit will be forfeited.

3. In addition to the rental fee, Lessee agrees to pay a cleaning/restock charge of \$_____ to restore the premises to a clean and sanitary condition for new guests. Should premises require excessive cleaning there will be additional charges assessed. Lessee's liability for damages to the premises or furnishings shall not be limited to the amount of the cleaning fee, but shall include full payment for restoration or repair of damaged premises or furnishings. **Lessee assumes full responsibility for damages, excessive cleaning charges, and items that are missing due to negligence or theft.**

4. No pets or animals of any kind whatsoever shall be kept, allowed or permitted on or in the premises without prior agreement from the Management Agency. Should the premises be "Pet Friendly" an additional non-refundable pet fee of \$_____ shall be assessed in addition to the cleaning fee. Should a pet be found in violation of this policy, an additional fee of \$100.00 shall be charged for carpet and furniture cleaning.

5. Lessee is responsible for the duration of the entire booking once a reservation has been accepted. Early departure refunds will not be given for any reason, as these days have been especially reserved for the Lessee.

6. Lessee accepts the above premises and furnishings in good working condition and agrees to maintain them as same as long as Lessee occupies the premises and agrees to leave the premises in the same good order, reasonable wear & tear excepted. Lessee shall be responsible for all damages of any type and will be responsible for the costs to replace and restore any item broken or damaged.

7. No activity will be carried on in the above premises which will disturb neighbors and Lessee will not permit any public nuisance to occur or exist. Good housekeeping habits will be exercised. No accumulation of garbage inside or outside the premises will be permitted. All trash must be bagged and placed in garbage containers.

8. In the event of any mechanical failure of equipment or utilities, Lessee agrees to notify the Management Agency immediately in order for every effort to be made to correct the problem in a timely manner. The Management Agency shall not, however, be obligated to give refunds.

9. Occupancy of the premises shall be limited to the maximum # of permitted guests.

10. Lessee shall indemnify and hold harmless Management Agency against and from any and all claims arising from Lessee's use of premises or from activities Lessee may be involved in on the property.

11. Lessee shall be responsible to secure premises to prevent any thefts, acts of vandalism or other damage or loss of personal property which may occur during the course of this agreement.

12. No laws, statutes or ordinances of a jurisdictional governmental unit shall be violated on the premises. Law from October through May prohibits fire outside unless a permit has been approved and acquired by the local Department of Forestry.

13. Lessee agrees to exercise extreme care with fire and smoking materials. Barbecue grills shall not be moved or used next to the premises. Absolutely no fireworks are permitted to be stored or used on the premises. No smoking is permitted within the premises. Smoking is permitted on the covered decks, screen porches or outside. Cigarette butts shall be disposed of in the proper receptacles and shall not be littered on the grounds.

14. Lessee acknowledges that he/she is twenty-one year (21) of age or older and that the names and addresses of the parties to this Agreement are as follows:

Management Agency: VacationRentals 4U
PO Box 1135
Tellico Plains, TN 37385
(423) 807-1888

Guest: _____
Address _____
Telephone _____

15. It is understood and agreed that all parties have read, understood, and agreed to the foregoing terms and conditions and that they agree that any infraction of the above provisions shall constitute a breach of this agreement and ground for immediate eviction and forfeiture of any moneys paid, including deposit.

IN WITNESS WHEREOF: The parties have agreed to and have accepted the foregoing on the date first written above.

MANAGEMENT AGENCY: _____, VACATIONRENTALS 4U

GUEST: _____