

Rental Agreement For Halfway To Heaven Chalet

I, _____ ("Print Your Name"), as of _____ (Today's date), agree to rent from Val & Renee' Morel ("Owners") the premises at:

924 Stans Ct
Gatlinburg, TN 37738

for the period commencing on _____ (Arrival Date) at 3:00 pm and ending on _____ (Departure Date) at 11:00 am.

Under the following terms and conditions, it is understood that the unit will be used as a family rental only. NO HOUSE PARTIES.

Payment

- For this rental period, I agree to pay a rental fee of \$_____ (Rental Amount), **no later than 60 days** prior to the commencement date of the rental period. Failure to pay in full within this time frame may result in cancellation of reservation
- I agree to pay a security deposit of \$250. The security deposit will be refunded 7 days from termination of this contract provided that Tenant abides by all terms of this contract
- The property will not be reserved until either the security deposit and/or rental fee are paid

Cancellation Policy

- **There will be no cancellations due to weather**
- If you cancel your reservation 60 days or less before the first night of your stay, you will forfeit your entire \$250 Reservation / Security deposit. We will refund your lodging payment if we can rebook your cancelled dates
- If you cancel your reservation more than 60 days before check-in, there is a \$100 cancellation fee, which will be deducted from your Reservation / Security deposit refund
- The first day of the rental, there will be no refunds for any reason
- No credit will be given for shortened stays due to late arrival or early departure for any reason
- There is no loss of deposit if you cancel and immediately rebook your stay. Re-bookings must be paid in advance and are non-refundable

Damaged / Broken Items

- I agree to report any damaged / broken items, appliances, etc immediately
- I understand that there can be no guarantee that any particular item, appliance, etc, will be in full working order for the duration of my stay
- I agree not to ask for any type of refund if every *reasonable* effort is made to repair / replace anything I report as damaged or broken

General Conditions

- I agree to have no more than **fourteen (14)** people for occupancy
- This agreement shall not be assigned, nor the premises sublet, without the written consent of the owner or his agents
- I will maintain this property in as good condition as I find it and agree to replace or pay for any loss, breakage or damage to the satisfaction of the owner or agents
- **I understand that this a non-smoking rental.** I am permitted to smoke outdoors on the decks. I agree that any violation of the smoking policy will incur a forfeiture of my entire security deposit
- I agree that if I want to bring my pet, it must be approved in advance as a "pet stay." There is a \$50 non-refundable pet fee. Guests who bring a pet or pets without approval and/or the required pet fee will forfeit their security deposit and may be evicted
- **I understand that use of the hot tub is at my own risk.** Housekeeping will drain, clean and disinfect the hot tub after every check-out. Bromine tablets are used to maintain the water quality however, some individuals may be sensitive to bromine. Bromine may also damage jewelry finishes. **I understand that it is advised that the hot tub is not to be used after consuming alcoholic beverages, if someone is pregnant or has a pre-existing health problem. I agree that minors will be supervised at all times in and around hot tub**
- It is understood that the fireplace is only available to guests form October 1 through March 31
- It is expressly understood and agreed that owners of said premises will not be liable for any damages or injury to tenant or other occupants and their property from whatever cause arising from the occupancy of said premises
- I agree not to hold the owners responsible for any Items that I leave behind, or are stolen

- I agree to vacate said premises upon the termination of this agreement at the hour and date shown above. Before vacating, I will:
 - Place all dirty towels in the bathroom tubs. Beds should be left unmade. Sheets do not need to be stripped from the bed
 - Clean all dirty dishes and put them in the proper place in the cabinets
 - Clean ash and unburned wood from both fireplaces. Place in ash can
 - Remove all perishables and food items from the refrigerator
 - Collect all garbage and place outside in the garbage cans
 - Set the thermostat to 79° when A/C is on, 65° when heat is on
 - Turn off all lights and appliances
 - Close and lock the premises

Right Of Entry

- I agree that the LANDLORD or his AGENT shall have the right to enter into the premises, or any part thereof, for the purpose of examining the same or making repairs or alterations deemed necessary

I have read and understand the terms of this rental agreement. I agree that if they are not abided by, the owner may deduct the necessary costs from the security deposit. I also certify that I am at least 21 years of age and that I will be held responsible for the care of this property being rented under my name. I accept full responsibility for any damages or extra cleaning charges, should they be discovered during or after my departure.

When signed by the tenant and accepted by owner, this shall constitute a rental agreement.

Total number in party _____

Under 18 _____

Tenant Signature

Date

Make check payable to Val Morel.

To verify identity, please **send a copy of your Drivers License** (please cross-out your SS#) along **with the signed Rental Agreement** to:

Val Morel
2716 Sea Lark Ln
Milton, FL 32583

Or, fax Rental Agreement and copy of Drivers License (please cross-out your SS # if it is on your license) to 800 507 3167