

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*(see note below) and ending on _____ (Departure Date) at 10:00 am.

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

Deposit

- I understand that if I pay a \$200 Reservation Deposit, that deposit will hold my reservation and the \$200 will be deducted from my rental fee.

Payment

- For this rental period, I agree to pay a total rental fee of \$_____. I agree to pay the balance (less the \$200 Reservation Deposit) **no later than 2 months** prior to the commencement date of the rental period. Failure to pay in full within this time frame may result in cancellation of reservation

Problems/Damage/Broken items

- I agree to provide a credit / debit card number prior to occupancy. I agree that the card may be charged for any damages or extra cleaning costs incurred during, or as a result of my stay. If there are damages, or extra cleaning is needed, you will be emailed an itemized statement. Your credit card will be charged for those damages/extra cleaning charges
- I agree that my failure to report cleaning issues immediately upon arrival will negate the possibility of any recourse
- I agree to report any damage / 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

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 incur a \$200 Cancellation Fee. We will refund the balance of your rental fee if we can rebook your cancelled dates.
- If you cancel your reservation more than 60 days before check-in, you will incur a \$100 Cancellation Fee
- 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

Pet Policy

- Dogs are allowed on a case-by-case basis only. Failure to get prior approval of a pet may result in termination of rental and forfeiture of fees
- Upon approval, dogs are required to be kept crated when left alone in the property

*3:00 Check-in

- Under certain circumstances (busy times of year) our cleaners may not have the cabin cleaned by 3:00 pm. We ask for your understanding in this matter. If the cabin is not clean for 3:00 pm, rest assured that it will be cleaned ASAP.
- There will be no refunds due to cabin not being ready for check-in at 3:00 pm.

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 is a non-smoking rental.** I am permitted to smoke outdoors on the decks. I agree that any violation of the smoking policy may incur a charge to the credit / debit card I provided to pay for any extra cleaning needed to remove the smell of smoke or cigarette butts
- 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. I agree that if I bring a pet or pets without approval and/or the required pet fee, it may incur a charge to the credit / debit card I provided, and/or I 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 from October 1 through March 31. The cabin has 2 fireplaces that are set up for gas (propane) use only. The timer will shut off after 60 minutes. Turn the timer knob to relight the fireplace.
WARNING: The chimney has been blocked off. If you attempt to burn firewood in the fireplace you will damage the ceramic logs and fill the cabin with smoke!
- 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. By accepting the terms of this agreement, I am agreeing that my credit card can be charged for any damages. When signed by the tenant and accepted by owner, this shall constitute a rental agreement.

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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