

Walnut Tree Log Cabin Rentals
1619 Somerset Lane, Sevierville TN, 37862
www.walnuttreelogcabin.com
Phone: (828)260-0950 cell
Email: sararigdon72@gmail.com

Thank you for choosing our cabin for your vacation. We hope that you have a pleasant stay. Enclosed is our rental contract and rules. Thanks so much and if you have any questions, feel free to contact me.

Thanks Again, Sara Rigdon

Airbnb Cancellation Policy: Flexible: Guests can get a full refund, minus Airbnb's guest service fee in some cases, if you cancel up to 24 hours before check-in time. Less than 24 hours before check-in, the first night is non-refundable but 100% of the remaining nights will be refunded.

The Cabin will be ready for occupancy at 4:00 PM on the beginning date of the lease and must be vacated by 10:00 AM on the ending date of the lease. (\$50 late charge). Please do not keep housekeeping waiting.

Airbnb Host-required security deposits: Guests will only be charged if a host requests to collect on their security deposit. Depending on what was damaged, the amount the host requests may or may not be the same as the security deposit. If and when a host makes a request to collect on their security deposit, it will be handled according to the Host Guarantee Terms and Conditions. Airbnb's Host Guarantee is a program that provides property damage protection of up to \$1,000,000 USD for hosts of homes. Under the program, hosts are required to provide documentation of the damaged or missing items, and request reimbursement from the guest through our secure Resolution Center within 14 days of checkout or before the next guest checks in (whichever is earlier). If the guest is unwilling or unable to reimburse them, the host can then involve Airbnb.

Tenants are aware that no smoking or loud parties are allowed. There is a maximum occupancy for each cabin. An automatic forfeiture of the security deposit will be enforced if any of the following: Dishonest about age, number of people, pets brought without notice, evidence of smoking in cabin. RESTRICTIONS: No Smoking, Primary Applicant/Lessee must be over 21 yrs old

ACCOMMODATIONS: All cabins are equipped with the following: Full Kitchen with basic cookware and dinnerware, T.Vs, Gas Log Fire Place, W/D, Microwave, Coffee Maker, Iron, hair dryer. Linens, Towels provided (at least one per person). Starter kit of paper products, soap and detergent provided.

MAXIMUM NUMBER OF OCCUPANTS: Walnut Tree Hideout is to be occupied by no more than Eight(8) persons. Walnut Tree Hangout is to be occupied by no more than Eight(8) persons. No persons more than the maximum allowed without the prior approval of the owner.

LESSEE assures the LESSOR that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner in offensive to neighbors.

LESSEE assures the LESSOR that any tenant who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant's guest(s). LESSEE agrees that any tenant who is found using drugs or allows others to use drugs on the premises will be immediately denied continued occupancy at this premises

LESSEE and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises. LESSEE agrees that during the term of this lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty only exception.

LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

In an emergency, LESSOR or his agent may enter the premises at any time without securing prior permission from LESSEE. Lessee is solely responsible for any injuries that may occur on said property.

- General Rental Info: Do not move the furniture around in the cabins, it could cause damage. If furniture is moved and housekeeping has to place it in it's original location a \$15 fee will be charged. Upon arrival
- please notify us within 1 hour or by 10 AM the next morning if there are any problems with your accommodations. If a vacation residence should become unavailable for rental for any reason, we reserve the right to substitute comparable accommodations if available. No Refunds due to mechanical malfunction.

Occupancy & Age: If you exceed the maximum occupancy, you will be asked to leave. You must be at least 21 years old to reserve a rental property. You must provide us with the number of people & vehicles in your party. We only rent to responsible adults and **no house parties will be permitted.** *You will be asked to leave with NO REFUND and charges will be charged to your credit card to cover damages !*

- Check in/Check out: Check in is at 4 PM or after. Check out is at 10 AM. Please do not request an early check in or out. We like to be sure to have enough time to make your cabin the best possible.
- Pets: Pets are allowed at all our cabins. The pet fee is \$45/pet and is non refundable. Bringing pets without notice will result in automatic forfeiture of damage deposit.
- Reservation: Return this signed lease agreement within 2 days of receiving. Failure to return the rental agreement within 2 business days will result in cancellation of your rental.

- Smoking: Smoking is not allowed in any rental property. If you smoke, please go outside and close the door. Do not throw butts over the deck onto the ground. Failure to comply with this policy will result in loss of security deposit.

We do ask the tenant to do certain cleaning tasks before check out. Check out instructions are spelled out in the welcome book in the cabins.(takes about 5 or 10 minutes to do what we ask). The cabins will be inspected after each stay and the cleaning instructions must be followed.

- Trash: Trash must be placed in an outside trash can. Call us if you need trash picked up before your stay is over.
- Fireplaces: **With gas log fireplaces, DO NOT TURN OFF PILOT LIGHT! OR CHANGE SETTINGS ON THEM. And please follow instructions for use posted in the cabins**
- Weather: If you are vacationing during the winter months, please come prepared to drive in snow and/or ice to reach your destination. We do recommend chains or 4 wheel drive, as most of our homes are on secondary roads with inclined driveways. We are unable to refund rental fees due to inclement weather unless roads are closed or the cabin is inhabitable.
- Furnishings & Equipment: All properties are furnished with basic supplies, glasses, dishes, pots / pans, silverware, appliances, starter kit of paper products, trash bags, laundry detergent and dish soap.
- Appliances & Equipment: We cannot guarantee that breakdowns (hot tub, TV, DVD, etc...) will not occur, however we will make every effort to ensure repairs will be made as quickly as possible. **NO REFUNDS** or discounts due to malfunctions!!!! Do not adjust the refrigerator settings; it takes a little time to cool down after placing warm items in it. Please do not flush sanitary napkins or tampons down the toilet.
- Grilling: Please do not leave hot grills unattended.
- Smoke Detector: These are installed for your protection. Please notify us upon arrival of any problems.

- Lost, stolen or forgotten items: Walnut Tree Log Cabin Rentals is not responsible for lost, stolen or forgotten items. Please check the cabin carefully before departing.
- Taxes & Fees: All rentals are subject to TN sales tax of 12.75%. Cleaning fees are \$150

Pet Policy

We want you to be able to bring your pets with you to our rentals, but we have to impose a few rules and rates.

Pet Fees \$45/pet

- **Pets are NOT allowed on the beds or on furniture**
- **No pets under one year old**
- **Pets can NOT be left in the cabins unattended unless they are placed in a portable kennel**
- **There is a TWO pet MAXIMUM**
- **You must walk your PET on a LEASH when on our property**
- **Failure to observe these rules may result in early departure, loss of security deposit**
- **You must clean up after your pet. Please do not leave their waste in the driveways or in the yards**
- **Our renters insurance policy excludes certain breeds of dogs. Please do not bring these breeds: Akita, American Staffordshire, Chow, Doberman Pinscher, Pit Bull, Presa Canario, Rottweiler, Wolf hybrid or any dog that is a mix that includes one or more of the breeds listed above.**

Please read this document carefully to avoid being charged additional fees. Phone: 828-260-0950 E-mail: walnuttree@charter.net