Dear

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The cabin is located at:

293 Costner Rd.

Cosby, TN 37722

Phone 423-794-7206

Your confirmation is as follows:

**Check-in date:** after 3pm EST (No early check-in please)
**Check-out date**  by 10am EST

Number of adults:
Number of children:

After I receive your $100 deposit, your bill and payment schedule are as follows:

**$**  (Total) = $ (rental rate}

1st payment of $ **due (**60 days prior)
2nd payment of $ **due** (14 days prior)

Please sign and return the rental rules outlined below. As soon as I receive your final payment, I will send/call the lock box/key instructions.

Thanks, and have a great vacation!

Humming Bear Cabins

**Rental Rules\***

ADDRESS: 2009 Log Cabin Drive, Sevierville, TN 12345. Phone: XXX-XXX-XXXX

CHECK-IN TIME is AFTER 3 P.M. CST AND CHECKOUT is 10 A.M. CST. NO Early Check-in or late checkout.

This is a NON SMOKING unit.

PETS -

 PETS are permitted in rental units only with prior approval.  $50 per pet fee applies.  All pets must be leashed at all times.  Pet owners are responsible for cleaning up any/all pet refuse.  Pets are not allowed on furniture at any time.  Any evidence of pets on furniture may incur extra cleaning fees.  All pets must be up-to-date on rabies vaccinations and all other vaccinations.  Heartworm prevention is highly recommended.  All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival.  Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.  All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of $100 is required. This must be received within five (5) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

* No damage is done to unit or its contents, beyond normal wear and tear.
* No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
* All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the cabinet and cleaned.
* All keys are left on the kitchen table and unit is left locked.
* All charges accrued during the stay are paid prior to departure.
* No linens are lost or damaged.
* NO early check-in or late checkout.
* Parking passes are left inside the unit upon departure.
* The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.

PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.

CANCELLATIONS –

CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent. No refund if cancelled 14 days prior to check in and no refund after check in time of 3pm.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8) persons.

MINIMUM STAY – This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE –

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. . We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING –

PARKING – Parking is limited to two (2) vehicles.  Vehicles are to be parked in designated parking areas only.  Parking on the road is not permitted.  Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

WATER AND SEPTIC – These cabins are on wells and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars ($200).

STORM POLICY–

STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

TRAVEL INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

If you wish to use a credit card for this rental, please provide the following information

Name on credit card:
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Credit card billing address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_

Type of Credit Card: Master Card Visa

Credit Card Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Exp date\_\_\_\_\_\_\_\_\_\_\_\_\_ CVV (Security)Code \_\_\_\_\_\_\_\_\_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_

**Pet Addendum**

It is hereby agreed by and between \_\_\_\_\_\_\_\_\_\_\_ (*Homeowner*) and \_\_\_\_\_\_\_\_\_\_\_\_\_ (*Guest*) that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet named \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and described below:

Type of Pet: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Breed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Weight: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Age:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sex: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Neutered: Yes No

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of $\_\_\_\_\_\_\_\_\_\_ per (night/week).

2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):

 a. May not exceed thirty (30) lbs.

 b. Must be at least one (1) year of age or older.

 c. Must be spayed or neutered.

 d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.

3. All pets must be leashed at all times.

4. Guest is responsible for cleaning up any/all pet refuse.

5. Pets are not allowed on furniture at any time.  Any evidence of pets on furniture may incur extra cleaning fees.

6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival.  Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.

7. Pet will not damage premises. If damages are caused, the cost of the damage may be deducted from security deposit.

8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.

9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.

10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

All items above are the sole responsibility of the pet owner.

Sign\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_