

### *Mountain's Edge Contract*

This lodge, is located at 100 Aaron Dr, Flintstone, GA. 30725, Phone 1-423-413-3405

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 11 A.M. EST.

This agreement does not constitute a tenancy or residence. You must depart at the appropriate time.

2. This is a NON SMOKING Lodge.

3. Pets are permitted in rental lodge only with prior approval. \$50 per pet fee applies. All pets must be on leashes at all times. Pet owners are responsible for cleaning up of 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 preventive 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 tick 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 lodge owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.

4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.

5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$200 is required. This must be received within (7) 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.

- a. No damage is done to lodge or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned.
- d. All keys are left in the lock box and lodge is left locked.
- e. All charges accrued during the stay are paid prior to departure.
- f. No linens are lost or damaged.
- g. Late check out.

6. PAYMENT –The advance payment will be applied toward the lodge rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks, Paypal or personal checks payable to David Wilson. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (30) days before your arrival date.

7. CANCELLATIONS – A thirty-(30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty except if deposits were made via credit card. All credit card cancellations are subject to a 5% cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.  
9. MAXIMUM OCCUPANCY- The maximum number of guests per lodge is limited to six (6) persons. An additional charge of \$10.00 per person, per night for guests in addition to six (6) will be assessed.

THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY; 4 nights during peak and holiday seasons, except during winter season (2) NIGHT STAY.

10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

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

12. NO DAILY MAID SERVICE – While linens and bath towels are included in the lodge, daily maid service is not included in the rental rate, however is available at an additional charge.

13. RATE CHANGES – Rates subject to change without notice.

14. 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.

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

16. 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.

17. Pool – No diving in pool. No running or horse play in pool area. Renter assumes full responsibly for all minors and other guests using pool. No floatation devices or toys left in pool overnight. Pool is closed in Winter and Mid Season’s

18. STORM POLICY/ROAD CONDITIONS – No refunds will be given for adverse weather conditions. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains in the event of snow or ice. We do not refund due to road conditions.

19. This lodge is 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.

LIST ONE VECHICLE’S INFORMATION

Car License \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_

By signing below, I agree to all terms and conditions of this agreement

Signature: \_\_\_\_\_ Date \_\_\_\_\_

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

**This must be signed and returned, with final payment**