

Rental Rules Agreement/Contract ~ Deerhead Mountain Resort

The cabin, is located at 371 Deerhead Road Dunlap, TN 37327 Phone 423-949-7867

1. CHECK-IN TIME IS AFTER 3 P.M. CENTRAL AND CHECK OUT IS 10 A.M. CENTRAL. NO early Check-ins.
2. This is a NON-SMOKING cabin.
3. Pets are permitted in rental cabins only with prior approval. \$50 per pet fee applies. All pets must be leashed at all times. When left unsupervised in the cabin, pets must be kept in a pet carrier or crate. 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 preventative is highly recommended. All pets are to be treated with Advantage or similar topical flea 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 may occur to pets or humans while on the premises.
4. DAMAGE/RESERVATION DEPOSIT - A damage/reservation deposit of \$200 is required. This must be received within two (2) 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 fourteen (14) days of departure, provided the following provisions are met.
 - a. No damage is done to cabin 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 removed and taken with you, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started and is left in the dryer (not washer). There is NO trash pickup.
 - d. All keys are left in the lock box at STORAGE DEPOT or turned in to the manager and the cabin is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. NO early check-in or late check-out.
5. PAYMENT - An advance payment equal to 50% of the rental rate is required 14 days before arrival. The advance payment will be applied toward the cabin rent. Please make payments in the form of traveler's check, bank money order, cashier's check, credit card or personal check payable to Doug Battaglia (owner). The advance payment is not a damage deposit. The BALANCE OF RENT is due the day of your arrival.
6. CANCELLATIONS - Cancellations that are made more than thirty (30) days prior to the arrival date will receive a full refund less a \$10.00 transaction fee. A minimum fifteen (15) day notice is required for cancellation. Cancellations or changes that result in a shortened stay, that are made within fifteen (15) days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warranty any refund of rent or deposit.

7. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel thirty (30) days prior to check-in. Monthly renters who make a change that results in shortened stay must be made at least thirty (30) days prior to check-in.
8. MAXIMUM OCCUPANCY - The maximum number of guests per cabin is limited to eight (8) persons. An additional charge of \$10.00 per person per night for guests in addition to eight (8) will be assessed. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY; 4 nights during peak and holiday seasons.
9. 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.
10. INCLUSIVE FEES - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
11. NO DAILY MAID SERVICE - While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cabins.
12. RATE CHANGES - Rates subject to change without notice.
13. 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.
14. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
15. 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 fee is the sole responsibility of the vehicle owner.
16. The use of firearms is at your own risk. You may check with the local authorities to confirm the rules and use of firearms in Sequatchie County, TN. www.sequatchiesheriff.com
17. 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 recommended four wheel drive and/or chains during the snow months. We do no refund due to road conditions.
18. The cabin 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 premises.

I have read my rights to purchase travel insurance. By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date: _____