



TENANT RENTAL RULES & GENERAL INFORMATION

We have tried to make our home as welcome and comfortable as possible for you and your guests and therefore hope you treat our home as if it were your own, with utmost respect for us and future renters. Our homes are not bare bones, basic cabins, they feature upscale furnishings and accessories. By signing the Rental Agreement and these Tenant Rules, you will be responsible for all guests in our home during your rental period.

We will meet you upon arrival to personally show you the features of the house and operation of doors, locks and other mechanical issues. Should you arrive late, we will make arrangement with you to leave the key and, we will meet you the next day. We ask you to read our Welcome book upon arrival which discusses other operational issues of the house.

CHECK IN/OUT: CHECK IN TIME is normally after noon. CHECK OUT is 11:00 a.m. (unless otherwise listed on your Rental Agreement). Please discuss your schedule with Owner prior to arrival, we can be flexible certain times of the year. Refer to Page 1 of the Rental Agreement.

THIS IS A NON-SMOKING HOUSE. Please smoke outside on deck areas and please do not put out or throw cigarette/cigar butts into the woods/grounds or deck area. We have provided an ash tray outside, and require you to responsibly empty and wash them before check-out. We will charge a minimum fee of \$100.00 for cleanup of any residual cigarette/cigar butts discarded on the property.

PETS – Pets are strictly forbidden at The Cottage House due to the on property stream. Certain pets are allowed at The Pond House with prior approval. Approved pets will be listed on Page 1 of the Rental Agreement and in addition, Tenants must review and sign a Pet Addendum. Tenants bringing unauthorized pets will be denied occupancy or subject to eviction without refund. Should Owner discover Tenant did in fact bring a pet, the Security Deposit shall be retained in full, and in addition, any damages incurred shall be the sole responsibility of the Tenant.

CLEANING FEE/LINENS: All Linens and Bath Towels are provided. We have an exit cleaning fee of \$125.00-\$175.00 per rental period or week depending on the number of guests. If you rent longer than one week, daily or weekly maid service is not included in the rental rate, however may be available at an additional rate. We do not permit towels or linens to be taken from the house. If you plan on rafting, or swimming, please bring your own beach towels. If you use an excess of towels, please wash them during your stay. We reserve the right to deduct additional charges from your deposit to cover missing and damaged linens and additional cleaning charges.

WHAT WE PROVIDE: Initial supply of paper products: 2 rolls of toilet paper per bathroom, 1 roll of paper towel, coffee for 2 pots, garbage bags, picnic items such as picnic basket and cooler. Other Items: laundry detergent, dishwashing soaps, liquid hand soaps, liquid shower gel and shampoo. (We provide full size containers that we refill so please do not take them with you.) Kitchen is equipped with the following: water in door refrigerator/ice maker, gas cooktop & electric ranges with warming drawer, dishwasher, microwave/convection oven, wine/beverage refrigerator, toaster, coffee maker & insulated pot, blender, food processor, pots, pans, baking sheets & cake pans, silverware and utensils including grilling utensils. If you are wondering about a particular items, please inquire prior to arrival, the kitchen is really well stocked. Some spices and condiments are usually left in the house, but check upon arrival. We also provide walking sticks for your use while at the house. You will be responsible for purchasing additional items required for your stay.

Suggestions for items to bring: beverages, and all other food products you desire during your stay, plastic wrap/bags, aluminum foil, napkins, additional toilet paper, paper towels (for extended stays), paper or plastic cups. A grocery store (Bi-Lo) is located 2.7 miles from the house. Beer & Wine are sold in the grocery store. Liquor is available for purchase at ABC in the same shopping center. Specialty wines may be purchased at stores in town.

DOOR LOCKS: Door locks are set to automatically lock. We suggest you **keep the key on you at all times** when leaving the house, even unloading your bags, etc. We will explain this in person upon Check-In.

FIREPLACES: The home features both an inside fireplace and outside wood burning fireplace (gas starters). A load of wood will be provided. Should you burn excessive amounts of wood, additional bundles can be purchased at Bi-Lo, or we can provide another load at an additional cost of \$50.00. We ask that you take care and precautions in lighting and

putting out your fires. We will provide necessary operating instructions at the house. Keep screens closed at all times to avoid hot ashes damaging rugs or furnishings. **DO NOT REMOVE BED COMFORTERS/SPREADS** or quilts for use by the fire, we have provided throws for that purpose. We reserve the right to deduct additional charges from your deposit to cover missing and damaged linens and additional cleaning charges.

UTILITIES: Owner shall pay all charges for utilities except long distance phone charges and any pay-per-view TV requests. Tenant is requested to use his/her telephone credit card, call collect, or use their personal cell phone for all long distance phone calls and advise Owner of any charges incurred for pay per view movie/event requests made during their rental period. As stated in the Rental Agreement, Owner shall not be responsible for failure, either temporary or other, of the supply of any utilities or appliances. Repairs will be made as soon as possible, no refunds will be given.

SEPTIC SYSTEM: Do not flush anything other than toilet paper (i.e. feminine products). If it is found that products other than toilet paper have been flushed and the septic system clogs, you could be charged damages.

RECREATION: We provide you with recreational suggestions, dining recommendations and local maps. By basing your activities from the house, you will be able to either relax and do nothing enjoying the quiet and solitude, or enjoy all the nearby activities such as rafting, hiking, mountain drives, waterfalls, shopping, fishing and more (most within five minutes to one hour) of the house.

TENANT'S GUESTS: As stated in the Rental Agreement, all guests must be listed on Page 1 of the Rental Agreement with ages of anyone under 25. If the number of guests has been misrepresented in any way the difference in rates will be payable, or Owner reserves the right to evict Tenant and guests for misrepresentation with no refund. The hosting of parties in the home, on decks, or anywhere else on the property must be approved by Owner prior to occupancy. Tenant is invited to consult with Owner prior to signing this Agreement to assure that it has authorization for any group other than Tenant. No RV's or Campers may be parked on the Property for the purpose of extra sleeping capacity. Should Owner discover the property was inhabited by more than the approved number of guests represented on Page 1 of the Rental Agreement after the Tenant has departed, Owner has the right to charge for additional supplies, cleaning fees, and other fees and damages associated with the cost of additional guests.

PRIOR TO CHECK-OUT please do the following:

- Load all dishes in dishwasher and start it.
- Place all used towels in laundry baskets provided
- Turn off all appliances, tv's, and lights.
- Complete our maintenance needs report (if applicable).
- Sign our guest book and let us know what you did and how you liked the house.
- Leave keys on kitchen counter and re-set doors to the locked position upon leaving.
- **TRASH** – Since there is not a garbage service, you must take any excess garbage (more than one bag) to the Garbage/Recycling Center, located approx. 2 miles from the house. Further information and directions to the facility are included in The Welcome binder at the house. If you have excess garbage (more than 2 bags) and leave it at the house, there may be a \$25.00-100.00 fee for garbage removal.
- Please empty the refrigerator, freezer and pantry of all your food. Condiments may be left.

We hope we haven't overwhelmed you with details. Thanks for choosing our home for your upcoming vacation. We know you will enjoy it as much as we do. Relax and make wonderful memories! Our renters tell us they never want to leave.

I have read and understand the Tenant Rules and General Information. By signing this document I (we) agree to the terms and conditions stated above.

Tenant Signature: _____

Tenant Printed Name: _____

Dates of Rental Period: _____ Today's Date: _____

Fax or Scan and Email the following: Page 6 of the Rental Agreement, Page 2 of the Tenant Rules, Credit Card Authorization, and Copy of Drivers License, to our Secure & Private Fax: Pam Pringle c/o Cobblestone Capital LLC – (828) 707-9498 - no cover page is necessary.