



## **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.

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

**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.

**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** are not permitted. Tenants bringing pets will be denied occupancy or subject to eviction without refund. If Owner discovers after your departure that you had a pet, your entire Security Deposit will not be refunded. In addition, any damages incurred above and beyond the Security Deposit shall be the sole responsibility of Tenant.

**CLEANING FEE/LINENS:** All Linens and Bath Towels are provided. We have an exit cleaning fee of \$125.00-\$150.00 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:** Paper products: toilet paper, paper towel, coffee filters, garbage bags, picnic items such as picnic basket and cooler. Other Items: laundry detergent, dishwashing soaps, liquid hand soaps, liquid shower gel. 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, blender, food processor. 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. For longer stays, we will provide an initial supply of products and you will be responsible for purchasing additional items required for your stay.

**You need to Bring or Purchase:** beverages, and all other food products you desire during your stay. 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.

**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.

**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 Letter 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.

Thanks for choosing our home for your upcoming vacation. We hope you enjoy it as much as we do. Relax and make wonderful memories!

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 Printed Name

\_\_\_\_\_  
Tenant Signature

Dates of Rental Period: \_\_\_\_\_

Today's Date: \_\_\_\_\_

**Fax to:**  
**Cobblestone Capital LLC – (770) 992-0927 or (828) 421-0352**