

VACATION RENTAL AGREEMENT

3506 Jakes Ridge Way, Sevierville, TN 37862



www.dancingbearsabin.com

Landlord/Owner John L. Wilson

Address _____

City, State, Zip _____

Phone/Fax: 850-997-4123; Cell: 850-528-3262

NAME: _____

Address: _____

Phone: _____

NOTE: MAXIMUM OCCUPANCY is 8

NO PETS or HOUSE PARTIES ALLOWED

MAXIMUM OF 3 VEHICLES ALLOWED

Park in designated parking areas only – DO NOT park in grass.

RENT _____

SECURITY DEPOSIT \$ 100.00

TOTAL DUE _____

TOTAL PAYMENT ** _____

* CHECK-IN Time/Day _____ CHECK-OUT Time/Day _____

**** Deposit of 50% of Total payment is due within 2 weeks of booking your reservation. Balance is due in full 2 weeks prior to check in. Payments shall be in cashier check, money order, or on our website with credit card or Paypal. Security Deposit will be mailed to you within 10 days of check-out date.**

In the event of a cancellation it is necessary to notify owner within 21 days prior to check-in date. This agreement shall not be assigned or the premises sublet, subject to eviction and loss of security deposit.

I (we) hereby agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the lockbox. Before vacating, I (we) will clean the premises as the follows:

1. Clean refrigerator and leave no food or drink in it. Wash dishes used.
2. Empty all garbage into garbage bags/outside cans.
3. Clean stove, range & grill, counter tops, sinks and appliances. Wipe all surfaces so that they are free of grease and food.
4. Put bath & kitchen towels in bathtub.
5. Do not re-arrange furniture.

In the event that a pet or house party is found on the premises during your stay if they are not allowed per agreement, Landlord/owner shall have the right to ask you to leave the premises immediately with no refund of monies paid.

I (we) agree maintain the property in the same condition in which it was found. I (we) agree to replace or pay for losses, breakage or damage should such occur. LANDLORD/OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

Please sign and return one copy with your payment in full to the owner. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when payment in full has been received. Please make all checks payable to John L Wilson.

NOTE: AIR CONDITIONING AND APPLIANCES

ARE NOT GUARANTEED. REPAIRS WILL BE

MADE AS SOON AS POSSIBLE. NO REFUND DUE

Tenant

Date

TO FAILURE. REFUNDS ARE MADE IF DUE TO

ACT OF GOD (see previous paragraph)

Landlord/Owner

Date