

VACATION RENTAL AGREEMENT

3506 Jakes Ridge Way, Sevierville, TN 37862



www.dancingbears.cabin.com

Landlord/Owner John L. Wilson

NOTE: MAXIMUM OCCUPANCY is 8 (NO PETS)

Address: _____

NO SMOKING INSIDE, ONLY ON DECKS/PORCH

City, State, Zip _____

MAX # OF 3 VEHICLES; NO HOUSE PARTIES

Owner cell: 850-251-9238 Alternate #: 850-342-3288

RENT/CLEANING FEE _____

NAME: _____

SECURITY DEPOSIT 100.00

Address: _____

TOTAL DUE ** _____

LESS DEPOSIT PAID _____

Email/Phone: _____

BALANCE DUE _____

* CHECK-IN Time/Day 3:00 PM ON _____ CHECK-OUT Time/Day 11:00 AM ON _____

** Deposit of 20% (or Security deposit if larger of the 2) of Total Due is required in order to make 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. Make sure to provide correct mailing address to return Security deposit.

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 and put away.
2. Put garbage in kitchen trash can, in garbage bags. When full, place bags of garbage in storage room off of lower deck. Otherwise, leave in kitchen trash can. Do **NOT** place outside on decks/porch as this will attract bears.
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

TO FAILURE. REFUNDS ARE MADE IF DUE TO

ACT OF GOD (see previous paragraph)

Tenant

Date

Landlord/Owner

Date