

Rental Application/Agreement

Confirmation:

Enclosed is our rental contract and rules. Please print, read and sign and send it along with your \$200.00 deposit to the address below. Thanks so much and if you have any questions, feel free to contact me.

Thanks Again,
Doran and Lisa Dolph
363 Tumbling Run Estates
Maynardville, TN 37807
517-206-4916

Dear Mr. and Mrs. Guest,

Thank you for choosing Parson Shores Lodge for your vacation. We hope that you have a pleasant stay. The unit is located at: 356 Parson Shores, Sharps Chapel Tennessee

Your confirmation is as follows:

Check-in date: _____ __, 200__ after 4pm CST (No early check-in please)

Check-out date: _____ __, 200__ by 11 am EST

Number of people in party: __adults, __ child/ren

Rent _____

9.25% County tax _____

Rental / Security Deposit _____

Cleaning Fee _____ (\$75.00) Free if booking 1 week or longer

Pet Fee _____ (\$10.00) per day but must be approved
By management and pet agreement signed

Total Rent Due _____

1st payment (Rental/ Damage Deposit) 7 days within reserving unit

2nd Payment Total rent including, tax, cleaning fee 30 days prior to rental or on _____

Snow bird special Minimum 3 months stay paid up front (contact us)

As soon as I receive your final payment, I will send/call the lock box/key instructions.

Please sign and return 1 copy of this confirmation, and 1 copy of the rules.

Thanks! Have a great Vacation!

Signature _____ date _____

Lisa Dolph

RENTAL RULES AND REGULATIONS

Parson Shores Lodge located at 356 Parson Shores, Sharps Chapel, Tennessee

- 1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.**
 - 2. This is a NON SMOKING unit.**
 - 3. Pets are permitted in unit 1 and 2 but have to be approved by management. Renter needs to acknowledge special rules (see pet agreement)**
 - 4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.**
 - 5. DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$200 is required. This must be received within seven (7) 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 (14) days of departure, provided the following provisions are met:
 - a. No damage is done to unit 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 placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.**
 - d. All keys are left on the kitchen table and unit is left locked.**
 - e. All charges accrued during the stay are paid prior to departure.**
 - f. No linens are lost or damaged.**
- G The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by My Complex.
- 1. PAYMENT -** An advance payment of \$200.00 dollars is made within 7 days of reservation. Total Balance is due 30 days prior to rental. Please make payments in the form of traveler's checks, bank money orders, cashiers checks, Pay Pal or a personal check payable to Lisa Dolph
 - 2. CANCELLATIONS -** A Thirty day notice is required for cancellation. Cancellations that are made more than sixty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
 - 3. MONTHLY RESERVATION CANCELLATIONS -** Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
 - 4. MAXIMUM OCCUPANCY-** The maximum number of guests per condominium is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) will be assessed.
 - 5. 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.**
 - 6. INCLUSIVE FEES -** Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

7. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

8. RATE CHANGES - Rates subject to change without notice.

9. 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.

10. Renter agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises

11. Renter and / or their guests shall not annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purpose, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises. We do encourage a good party, but be mindful of others close by

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____