

## **RENTAL POLICY / CONTRACT**

**GENERAL POLICY**- Important information about the High Country. The mountain terrain has a climate similar to the Western Slopes of The Cascades Mtn. in Washington and Oregon. Summers are mild with average July temps in the low 70s. Seldom does the temps exceed 80. Winter temperature average 32 but low can go to -20. Average snow fall is 50 inches per year, however weather conditions in the mountains vary greatly due to local relief ( elevation), exposure and the direction that the slopes face. Elevations may vary from 2800 ft. in Valle Crucis to 5964 ft. on Grandfather Mtn. Example Boone 3200, Blowing Rock 3400, Beach Mtn. 5028, Banner Elk 3700 and Sugar Mtn. 4135 ft. As you can see from our variation in terrain driving in the High Country can be challenging at times on some roads. Four wheel drive and/or snow chains recommended in winter months ,since most cabins are on Hillsides and up gravel mountain roads, so that you may enjoy a view. You may need 4 wheel drive in other seasons due to weather conditions and / or conditions of some gravel roads. Please be prepared as the rental agent can not be responsible for all the gravel roads and driveways to our cabins nor can we be responsible for inability to drive to your cabin in different weather situations, road conditions or unfavorable weather conditions will not entitle guest to a refund.

Our cabins are for family use only. We do not allow parties, weddings, or other activities that would create issues for other property owners in the area.

**RESERVATION POLICY** - A two night minimum stay is required for rentals. Holiday rates apply for Thanksgiving and Christmas holidays. Minimum nightly stay for Christmas is 5 nights, Thanksgiving 4 nights, New Years 3 nights, and 3 nights for all other holidays as well.

### **Payments**

We require a minimum stay of two nights. We also require a deposit of 50% of the rent, which is due at the signing of the rental contract. The balance of the rent is due by your arrival date.

Check In : 2 pm ( earlier check in can be requested in advance )

Check Out : 11 am ( late check out can be requested in advance )

We accept personal checks, certified bank checks, and PayPal.

### **Referrals**

We do most of our business through referrals. If you refer friends, co-workers, or family members to us and they end up booking a min. stay of 2 nights at our cabin, we will give you a \$25 discount on your next booking with us. Please make sure your friends mention you ( by name and phone number ) when booking their rental dates.

**SECURITY DEPOSITS** – We are not requiring a security deposit at this time, but any and all damage, loss, and abuse to the structure, property, and / or personal property that occurs during your stay will be paid for in full by the renter. Your rental has been cleaned and inspected before arrival and will be cleaned and inspected after you leave. Please help us by reporting any problems as soon as possible. If you find any issues when you arrive, please notify the owner immediately so they can arrange for the issue to be taken care of immediately. If any damage, lose, etc. occurs during your visit please report it before you leave.

**CLEANING FEES**-There will be a cleaning fee of \$40.00 per stay.

**PETS / SMOKING** - Some cabins allow pets. There is a \$50 non refundable deposit required for each pet, please note guest found with a undeclared pet in a pet friendly cabin will result in a \$100. fee, guest found with a pet in a non-pet property will result in a \$200. fee and/or expedited eviction. Smoking is not allowed in any cabin.

**CANCELLATION POLICY** - For short term rentals a 30 day advance cancellation is required for a refund of deposit. We do require a \$35 cancellation fee. If you need to cancel for any reason, please contact the rental office for assistance.

WE PROVIDE ALL LINENS, TOWELS, SOAP, TRASH BAGS, DISH-WASHING LIQUID, and DISH TOWELS.

**FULL NAME :** \_\_\_\_\_

**PERMANENT ADDRESS :** \_\_\_\_\_

**PHONE NUMBERS : HOME** \_\_\_\_\_

**WORK** \_\_\_\_\_

**CELL** \_\_\_\_\_

**RESERVATION DATES : ARRIVAL DATE:** \_\_\_\_\_

**DEPARTURE DATE :** \_\_\_\_\_

**CABIN BEING RENTED : 2 BED. / 2 BATH** \_\_\_\_\_

**3 BED. / 2 BATH** \_\_\_\_\_

**TOTAL NUMBER OF PEOPLE THAT WILL BE STAYING IN THE CABIN DURING YOUR RENTAL DATES :** \_\_\_\_\_

**DOGS : YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**NUMBER OF DOGS** \_\_\_\_\_