

## Cabins on Little River

Townsend, Tennessee

865-804-4325

### RENTERS AGREEMENT

## “FISHIN HOLE” CABIN

I \_\_\_\_\_ (Printed Name) understand that Cabins on Little River has developed and will develop certain rules related to the Cabins for the benefit of all its guests and that as a guest of the Cabins I will be subject to those rules. I hereby specifically agree to comply with and abide by all the rules of the Cabins, including without limitation those listed below, while staying at the Cabins:

1. Absolutely **No Pets** are allowed on the premises;
2. No drunken behavior or disorderly conduct;
3. No loud music;
4. No smoking inside the Cabins; and
5. No lewd or obnoxious behavior.
6. Absolutely **NO CAMPERS** of any type, or tents.
7. **VISITORS POLICY** -- "Prior Arrangements" (meaning before check-in day) and "Written Permission" from the management is required for **All** visitors to the cabin. No overnight visitors. I also understand that having any occupant in the Cabin or **Visitors** in excess of **Six (6) People** will result in the rental rate for the Cabins increasing by **\$15.00 per night or day** per additional guest. Payment expected at time of visitation.

**"Cabins on Little River"** does not allow the use of our cabins as a **"Meeting Place"** for **Groups, Reunions, or Weddings. Max Guest parking is 3 vehicles per cabin.**

I also agree to the following:

(i) to discontinue, immediately upon request by management of the Cabins, any activity or conduct which the management of the Cabins determines to be harmful or potentially harmful to the Cabins or disruptive to the other guests of the Cabins;

(ii) to take full responsibility for any guest staying with me or visiting me at the Cabins, including without limitation, being responsible for any violation by such guests of the above rules; and

(iii) to be responsible for any broken objects or damage to the Cabins during my stay at the Cabins.

Management of the Cabins will not be held responsible or liable for any accidents or injuries to guests or for loss of money, jewelry, or valuables of any kind.

**CANCELLATION:** We have a 60-Day Written Cancellation Policy. In the event of cancellation, a refund of deposit (minus \$100.00 processing fee) will be made, provided that a **Written** cancellation occurs at least 60 days prior to the scheduled arrival. There are **NO REFUNDS FOR EARLY DEPARTURES.**

**HOUSEKEEPING:** Our Housekeeping goal is to provide you with the cleanest accommodations, and we will do everything to make sure your rental is ready for your stay. Please call Richard Carnes 865-804-4325 immediately if the cabin is not cleaned to your satisfaction upon check-in. Our housekeeping will correct the problem in a timely and professional manner. We cannot be held accountable for problems we are not aware of. Problems will not be addressed at check-out or after departure.

## RENTERS AGREEMENT (Continued)

**MAINTENANCE ISSUES:** If a maintenance problem occurs during your stay or if you have questions when you arrive at your cabin, notify Richard Carnes at 865-804-4325 immediately. Every attempt will be made to resolve the problem. Likewise, refunds or discounts will not be given for problems beyond our control such as public utilities, satellite signals, cable service, Wi-Fi service, hot tubs, septic tanks, appliances or heating & air conditioning, and due to acts of God.

**ANIMAL and INSECTS:** All cabins are treated by a professional pest control company on a regular basis. However, your cabin is in the mountains and woods and depending upon the time of year you may encounter Bear, Deer, Turkey, Wild Hogs, Bats, Ladybugs, Carpenter Bees, Wasps, Scorpions, Ticks, Flies, Ants, Chiggers, etc. You may occasionally have "uninvited guests". NO REFUND OR DISCOUNT will be offered due to critters or "uninvited guests".

**FIREPLACE RULES:** Fireplaces are closed from March 1st through October 30th. Please do not touch the logs in gas fireplaces OR burn anything in gas fireplace. Outdoor Fire pit is available all year long.

**HOT TUB RULES:** Hot tubs are drained, cleaned, serviced, sanitized, and refilled with chlorinated water prior to each reservation. Due to cleaning and servicing, hot tubs are sometimes not up to full temperature at the time of check in and may need several hours to heat. There are certain health risks associated with using the hot tub. Pregnant women, guests with certain medical conditions, heart conditions, high blood pressure, diabetes and children should not use the hot tub. Please shower prior to getting into the hot tub, as bacteria on your body can transfer into the hot tub. Use of bubble bath, shampoos and bath oil in the outdoor hot tubs is strictly prohibited. Please do not sit or stand on the hot tub cover. They are made of foam and will break. You will be charged a minimum of \$500.00 for any damage to the cover. Remove Cover before entering hot tub. Children must always be supervised and never be left unattended in the hot tub.

**ROAD CONDITIONS:** We do not guarantee any road surface conditions. Cabins on Little River shall not be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, and inclement weather.

Finally, I understand and agree that any violation of (i) the above rules related to the Cabins or (ii) this agreement will terminate this agreement and that I will be asked to leave the premises and I will not be entitled to have any money refunded to me. In addition, I acknowledge that no monies will be refunded for early departures, inclement weather, power outages, animal and insects, mechanical failures, road conditions or any acts of God. I agree to accept all terms of this rental agreement listed above and accept all liability for any damage beyond normal wear and tear during the term of my rental.

\_\_\_\_\_  
Renter's Signature

\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Date

**Remit with remaining payment or upon arrival! Agreement must be Signed Before Entry!  
NO EXCEPTIONS!**