

The following information will help you prepare for and plan your vacation. We ask that you take time to read all of the following policies and procedures before signing your rental agreement.

Please INITIAL the bottom right corner of each page (where marked), and SIGN the final page of this rental contract before faxing or mailing it back to us.

* **RESERVATIONS:**
* All reservations require FULL payment at time of booking.
* Security/Damage Deposit of $250.00 .
* Cleaning Fee **WE NEVER CHARGE A CLEANING FEE!**
* MAXIMUM OCCPANCY 2 Adults. Any additional person beyond the occupancy stated by the renter on this agreement will result in a $20 per night charge to your credit card.
* **FORMS OF PAYMENT**:
* We accept Visa, MasterCard, American Express, Discover, Money Orders and PayPal, Venmo, online vacation Bookings.

We do not rent to anyone under the age of 25. The person making the reservation must be one of the guests who will remain at the rental property throughout the agreed upon time. The signature on the rental agreement must be the same as the name on the credit card used for the reservation.

BY SIGNING, INITIALING AND PROVIDING YOUR CREDIT CARD INFORMATION FOR THIS RENTAL AGREEMENT, YOU ARE AGREEING THAT YOU WILL ABIDE BY THE POLICIES AND PROCEDURES LISTED

Please return the signed rental agreement to Email address:dwktinyrentals@gmail.com

Mail (time permitting) 114 Slope Dr. Franklin, NC 28734.

After the signed rental agreement is received we will contact you to confirm payment. We must receive this signed agreement form in order to complete and confirm your reservation. Your rental is NOT CONFIRMED until your credit card is charged and you receive confirmation from us.

* **KEYS:**

You will be told how to get the keys or you will be given a lock code.

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* **Check–In:** Check in time is **3:00 PM**.

Guest(s) will have 1 hour to inspect the Unit and report any damage /broken objects in the Unit they feel they should not be liable for. After one hour, any damages in the Unit will be the full responsibility of the guest(s).

* **Check-Out:** Check–out time is **12:00 PM**.

Late departures will result in your being charged for another day’s stay.

NO Refunds will be given for early departures (such as should you find it necessary to leave earlier then your reserved departure date), for any reason, including weather and/or road conditions. Each Unit will be inspected after the guest(s) depart, and damages/lost items will be noted. Please hang wet linens over shower.

* **CANCELLATIONS:**

Your reservation is a contract between you and Dogwood Knoll, which says we will hold this cabin and will not rent it out to anyone else for the time period you have reserved. Because of this, please keep in mind the following cancellation terms;

* Any cancellation made less than 30 days, will result in a refund of 50% of your total charge (less tax & deposit).
* Any cancellation made less than 15 days prior will forfeit all nightly fees, and will be refunded only the deposit.
* Any reservation booked over a holiday and/or holiday weekend are completely non refundable.
* **"NO-SHOW" POLICY:**

A "no-show" is an automatic forfeiture of charges -- this is a **contract** between you (the guest) and Dogwood Knoll, LLC. You will be charged for the full stay if the proper cancellation policies are not followed. If we have held a cabin for you, we have pledged **that Unit and those dates** to you. You will be charged for this reservation.

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* **PETS:**

 **Only One (1) Pet Fee $25**

* There is a 15 pound maximum size limit on Dogs.
* The dog must be created in the Unit any time that the guest is not present. The guest must provide proof at check in that they have a pet crate to use while staying with us.
* Dogs must be on a lead while on walks.
* No animals on furniture or bedding/blankets.
* Guest must clean up after the pet when walking the dog on the cabin grounds.
* Guest assumes all responsibility for any damages caused by pets brought to this Unit.
* In an effort to prevent additional charges being assessed due to a flea infestation caused by your pet vacationing with you we require that your pet be treated for fleas and groomed prior to your visit with us.
* **SMOKING**:

Dogwood Knoll is a **non-smoking/vaping No Candle Burning/Glad Plug Ins** Units. If there is any evidence of smoking inside the units. An additional charge of $150 (or more depending on the circumstances) cleaning fee will be placed on your credit card. Please enjoy your vapes, smokes and other products outside!

* **LINENS**:

A basic supply of linens is provided in each property. Bed linens and bath towels are not changed during your stay. In addition to, the startup set of bath soap, toilet tissue, paper towels and trash bags are not replenished during the rental. No housekeeping is provided during the guest(s) stay until the time of check-out.

* **PERSONAL ITEMS:**

Any personal items left behind or lost during a stay are the responsibility of the guest. We are not

Responsible for items left behind or lost. We will ship back any items that are found (pre guest

request) , by a local shipping service. The shipping charge is charged to the guest's credit card. We hold on to any items left behind for 30 days to see if they are claimed before disposal

* **USE OF ILLEGAL DRUGS OR POSSESSION OF ILLEGAL FIREARMS OR**

**FIREWORKS ARE PROHIBITED AT DOGWOOD KNOLL. IF YOU ARE FOUND TO HAVE EITHER IN YOUR POSSESION, YOU WILL BE ASKED TO LEAVE WITH NO MONEY REFUNDED.**

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* **DAMAGES:**

In general, most guests are very respectful of the property. However, there is always that one bad apple that causes us to have to enforce the following policies.

* If there is a need for any excessive cleaning upon your departure, you will be charged a minimum fee of $150.00, or more, depending on the nature of the mess and/or damage.
* Any theft or vandalism will be photographed and reported to the police and possibly followed by litigation.
* Any Unit that is left unsecured by the guest, resulting in items being damaged or stolen, will be the

responsibility of the registered guest. He/she will incur the cost of replacing any items which are damaged or stolen.

* Any guest that we are forced to evict will forfeit all monies paid and no credits will be issued.
* The Units are not to be used for parties or gatherings that exceed the sleeping capacity (4 people) of the Unit. Full payment for all damages, missing items and extra cleaning are the responsibility of the guest and **will** **be billed to the credit card of the guest who signs the rental agreement.**
* Please remember that a signed rental agreement is considered a legal and binding contract and therefore gives DOGWOOD KNOLL the right to collect payment for damages, missing items, and excessive cleaning that are made necessary by your stay.
* **WHEN DEPARTING:**

Guests are required to leave the property in the same general condition it was when the guest(s) arrived. In order to help to keep the Unit cozy for the next renter, please adhere to the following rules upon departure:

* All dishes must be washed and put away. Dish soap, kitchen towels, etc. are provided in each Unit.
* Refrigerator should be left clean, free of all food, beverages and contents.
* Bag all trash and place it in the trashcans provided.
* Place wet towels, washcloths hanging over shower.
* Turn off all lights and small appliances and set the heat at 66 degrees for winter months, or 74 for the central air during summer.
* Be sure **all the doors and windows are locked.**

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* **INDEMNITY CLAUSE:**

The registered renter agrees to indemnify DOGWOOD KNOLL of any damages to the premises which result from the renter's occupancy (including furnishings and household items) and/or damages found upon arrival. The registered guest is the one who will be charged for any damages his/her group causes to the property. DOGWOOD KNOLL will not be held responsible for accidents or injury to guests or for loss of money or valuables of any kind. The registered guest assumes full responsibility for any and all damages that his/her group causes, excessive cleaning charges for problems caused by his/her group, or for any items found to be missing after his/her group's visit, including linens and towels. By accepting this reservation, it is agreed that all guests of the registered renter are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

* **CREDIT CARD GUARANTEE**

I,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( **PRINT NAME**) am providing my credit card number as a guarantee to DOGWOOD KNOLL . I agree to pay all rent, accept all terms of the lease agreement, and accept all liability for any damage, beyond normal wear and tear, during the term of my lease with DOGWOOD KNOLL. If I fail to do so I understand that this cost will be charged to my credit card and all credit card sales are final. I also agree by signing this form and by providing my credit card information that I am over 25 years of age. I also agree that by signing this form, I give permission that any comments left in the Guest Books in the Unit may be used as testimony on our website.

**THE SIGNATURE ON THE RENTAL AGREEMENT MUST BE THE SAME AS THE NAME ON THE CREDIT CARD USED FOR THE RESERVATION.**

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 **LANDLORD**

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

Signature Date

Name (print) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TENANT(S)**

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

Signature Date

Name (print) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

State of North Carolina

 County of Macon

This instrument was acknowledged before me this \_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_ (month), \_\_\_\_\_\_\_\_\_ (year), by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name of officer or agent, title or officer or agent) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name of corporation acknowledging) a \_\_\_\_\_\_\_\_\_\_\_ (state or place of incorporation) corporation, on behalf of the corporation.

\_\_\_\_\_ Personally Known

\_\_\_\_\_ Produced Identification

Type and # of ID\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Seal) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Signature Notary)

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