

DOGWOOD KNOLL TINY RENTALS



51 Slope Dr Franklin NC 28734

dwktinyrentals@gmail.com

Sean Scanlon 828-342-3818

Bonnie Scanlon 828-342-6741

dogwoodknoll.webador.com

6 Month Rental Lease

Tenant Name: _____/_____

Property Address: Slope Dr (Unit) 69A 69B 114A 114B 114C 114D

City FRANKLIN State NC Zip 28734

Landlord Name: Sean Scanlon & Bonnie Scanlon

Office Address: 51 Slope Dr, Franklin NC 28734

Term of The Rental Agreement

This agreement shall begin on _____ and end on _____. At the end of the lease term normal wear and tear is expected, however Tenant agrees to turn property over in a peaceful manner and in good working order. Proper notice requires Tenant to give at least 30 days notice before ending date or before the end of any renewal term. If no notice is given, then the Tenant will be required to move at the end of this agreement.

● Rent Owed

Rent is due in advance, without demand, on or before the ____/____/____. The amount of Total Rent due during the Term is: \$_____. Rental payment cash, check or electronic payments. Can be dropped off or sent to Landlords. 51 Slope Dr, Franklin NC 28734. Sent online payments to Sean Scanlon or Bonnie Scanlon.

Total Move in Money Required

First month rent of \$_____ and security deposit of \$_____

And pet deposit of \$_____ Total amount due at move in: \$_____

- Late Fees & Returned Payment Fees

Tenant will pay a late fee of \$3.00 per day if rent is not paid on the due by date. If a payment is returned by a financial institution for any reason, there will be a charge of \$ 45.00. If this occurs payment by check will not be accepted

- Security Deposit Agreement

Security Deposit, in the amount of \$_____ (Cash/Check/ Credit) will be held as security against damages. This is Refundable. Your Security Deposit of \$_____ is required. This is non-refundable if you are a no show. If contract is broken early, the security deposit becomes non-refundable.

- Damages

In general, most tenants 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, your security deposit will be use 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 guest, resulting in items being damaged or stolen, will be the Responsibility of the Tenant. He/she will incur the cost of replacing any items which are damaged or stolen.

*** Any Tenant that we are forced to evict will forfeit all monies paid and no credits will be issued.

Tenant will return all keys and give Landlord written notice of Tenant's new mailing address for the return of Security Deposit. Within 14 days after Tenant moves from the Property, Refunds also by Venmo and other payment services. Landlord will give Tenant a written list of any damage to the Property for which the Landlord claims Tenant is responsible. Landlord may deduct repair costs and any unpaid Rent from Tenant's Security Deposit.

Initial: _____ DWK TINY RENTALS PAGE 2 of 4

- Number of Occupants Allowed

Only persons listed on this rental agreement may reside in the rented premises unless agreed to in writing by the landlord. Some units can house 2 people. Guest may stay for up to 10 days.

- Pets

Tenant shall not keep domestic or any animals without prior written consent/[et agreement from landlord. Landlord may allow for pets if the tenant pays a non-refundable pet deposit of \$_____ No Dogs Over 25 Pounds. Pets MUST have regular Flea & Tick treatments. Tenant is responsible for all damages. Please be respectful and clean up after walks. Pets are not to be tied or housed outside. Excessive barking is not permitted.

- Smoking

NO SMOKING/VAPING INSIDE UNITS. NO USE OF CANDLES OR PLUG INS. If there is any evidence of smoking inside the Units an additional charge of \$150 cleaning fee will be deducted from your security deposit. You may even be evicted. Please enjoy your smokes, vapes and other products outside. Thank you.

- Parking

Parking is provided in front of your rental. Please only park your vehicle in your designated spot. Guest are to park at your resident.

- Signed Contract

Please remember that a signed rental agreement is considered a legal and binding contract and therefore gives DOGWOOD KNOLL/ SEAN AND BONNIE SCANLON the right to collect payment for damages and excessive cleaning that are made necessary by your stay.

***** Failure to breach any part of signed contract will result in Evection and lose of security deposit*****

Initial: _____ DWK TINY RENTALS PAGE 3 of 4

- INDEMNITY CLAUSE

The Tenant agrees to indemnify DOGWOOD KNOLL/SEAN AND BONNIE SCANLON of any damages to the premises which result from the Tenant's occupancy. The Tenant is the one who will be charged for any damages his/her guest nay cause to the property. DOGWOOD KNOLL/SEAN AND BONNIE SCANLON will not be held responsible for accidents or injury to Tenants/Guests for loss of money or valuables of any kind. The Tenant assumes full responsibility for any and all damages that his/her guest may cause.

IN WITNESS THEREOF, the Parties have caused this Lease to be executed on the day and year first above written.

LANDLORD _____

Signature

Date

Name (print) _____

TENANT(S)

_____/_____

Signature/Date

Signature/Date

Name (print) _____/Name (print) _____

State of North Carolina, County of Macon

This instrument was acknowledged before me this ____ day of _____ (month), _____
(year), by _____

____ Produced Identification

Type and # of ID _____

(Seal) _____ (Signature Notary)

Initial: _____ DWK TINY RENTALS PAGE 4 of 4