

**FOUR SEASONS COTTAGES
RENTAL AGREEMENT, CONFIRMATION & POLICIES**

Four Seasons Cottages
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Lake Lure, NC 28746
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(888) 625-8714
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Enclose is Four Seasons Cottages rental contract, confirmation and policies. A damage deposit of \$200 is required. (*Damage Deposit & Care & Cleaning). Please print, read and sign all documents and send it to the address or FAX # above. Thanks you, if you have any questions, please feel free to contact me.

An advance rental deposit of 50% of the rental rate is due at the time of reservation with the balance due 14 days prior to arrival date. We accept credit cards Visa or Master Card only, Bank Money Orders, Cashiers Checks or personal checks. If you pay by check, we require a credit card number to hold your reservation until your check is received and cleared. Please send your check with this signed agreement to the address above. Guests are responsible for their entire confirmed stay. No refunds for early departure or inclement weather.

If you wish to use a credit card (Visa or MC only) for the rental, please provide the following information

Name on credit card: _____

Credit card billing:

Address: _____

City _____ State _____ ZipCode _____

Type of Credit Card: Master Card or Visa

Credit Card Number: _____

Exp.Date: _____ Security Code # _____

I herby give my permission to charge my credit card for the amounts above. By Signing Below, I agree to all terms and conditions of this agreement.

SIGNATURE _____ DATE _____

Date: _____ Confirmation #: _____

Dear _____

We look forward to welcoming you to Four Seasons Cottages in Lake Lure, NC. This Rental Agreement confirms your reservation of _____ for _____ with departure on _____ for a total of _____ night/s. Total in my party includes _____ adults, _____ children.

Check-in is from 4 to 7 p.m. If you need a later time please call. Check-out is at 11:00 am (*See Check-in/Check-Out) for late departure.

Total Rental Fee: \$0000.00 = \$0000.00 (rental rate) + \$000.00 (11.75% NC tax)

1st payment of \$000.00 (50%) deposit charged on _____
2nd payment of \$000.00 due Date: _____ (14 days prior)

Damage Deposit: (*See Damage Deposit & Care & Cleaning)

Signature: _____ Date: _____

As soon as I receive your final payment by credit card or check, I will send the lock box/key instructions and directions.

Thank You,
Pat Cook

RATES: Rates are subject to change until confirmed and do not include 11.75% taxes. Please note that we do not charge extra for linens and towels and we do not charge a departure cleaning fee, unless excessive cleaning is required.

DAMAGE DEPOSIT: a damage deposit of \$200 is required. Your signature on this rental agreement authorizes the owner to retain fees for any damages (except normal wear and tear) to the property or its contents including excessive cleaning or trash removal (*See Care & Cleaning) incurred during your stay or for failure to arrive on your check in date. You will be notified in writing for any damages, content loss or excessive cleaning within seven (7) days. A seven (7) days notice if you have not been charged on this deposit.

CANCELLATIONS: A thirty (30) day notice is required for cancellation. If you must cancel your reservation, you will receive a refund of the advance rent deposit, less a

cancellation fee of \$50.00 if you cancel 30 days prior to your arrival date; 45 days for major holidays. For a later cancellations the deposit (less the \$50.00 cancellation fee) will NOT be refunded unless the cabin is re-rented for the same time period.

We highly recommend the purchase of Trip Interruption Insurance, which covers many reasons for canceling. Click on www.insuremytrip.com for information on travel insurance.

CHECK-IN is from 4:00 – 7:00 p.m. unless prior arrangements are made, and CHECK-OUT 11:00 a.m. Late check out will be charged the appropriate daily rate. Please call 625-8714 if you plan to leave earlier than 11:00 a.m. There are lock boxes on each property; you will receive a code number on your confirmation letter and also on the directions for your cabin. We ask that you call us immediately upon arrival. Early check-in cannot be guaranteed. You will be provided one set of keys to the cabin. Please replace the key back in lock box after entering the cabin. Please have your code number in case you lock yourself out. Upon check-out departure please leave key inside cabin and lock the bottom lock on the door. If key is not returned on the day of check-out, you will be charged \$10 for the missing key.

AMENITIES: All the cabins are attractively furnished and linens are provided at no extra charged. Each kitchen has the usual appliances, no dishwashers (new cabin only, River Landing) in any of the cabins as noted on webpage. All kitchens are equipped with cooking and dining utensils for the maximum occupancy and garbage bags are provided for the proper disposal of garbage. Cabins are supplied with toilet tissue, hand & bath soaps, hair dryer, iron & ironing board, dish detergent; laundry detergent if that cabin has a washer/dryer. Each cabin has smoke detectors and emergency light in case of power outage. Please notify us immediately if they are not working. Guest must provide food, beach towels, floats, fishing equipment, charcoal, lighter fluid, and all other necessities. We now have a major grocery store (ten minute drive) and a small convenient store close by.

PARKING: Due to the mountainous region, parking is limited. There are 2 spaces provided for each cabin, please do not park anywhere else, be courteous to your neighbors.

CARE & CLEANING (*See Damage Deposit) Please respect the owner's property by taking care of it as if it were your own. Please do not rearrange the furniture or move any articles from their original position. If you do move things, put them back in their original position before departing. While rates include departure maid service guest are required to strip all beds, placing linens on floor beside beds, place all wet/soiled towels in laundry area or shower stall. Please do not put quilts, pillow shams, (bedspread) and blankets with wet towels. Wash all dishes, utensils, etc. and

place back in cabinets were found. Clean coffeepot and unplug, stove top, microwave, grill; vacuum floors in cabin. Remove all food items from refrigerator, clean and place all trash (bags provided) in garbage cans on street (Boys Camp Rd). If you are staying in a cabin with washer/dryer please start a load of soiled towels upon departure. Please call or leave a note to report any inoperative equipment. We
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appreciate your co-operation in leaving the cabin in a respectful manner. Failure to complete these requirements will result in an extra clean-up charge of \$100.00 deducted from your security deposit.

SMOKING IS PERMITTED OUTSIDE ONLY. If we find evidence of smoking inside any of our cabins you will forfeit your entire security deposit. You may smoke on the decks or porches. Please be courteous and smoke responsibly outside.

No pets are permitted in rental units under any conditions / Evergreen Cottage (Pet Friendly only)

PLEASE REPORT INOPERATIVE EQUIPMENT. We will make every effort to have repairs done in a timely manner during reasonable hours. We will take measurable steps to ensure that your stay is stress free. However, mechanical failures of appliances, air-conditioning or heating systems are beyond our control and no refund or rent reduction will be given. If may be necessary for us to enter the rental cabin during reasonable hours of your stay in connection with the repairs, care or maintenance of the property.

LIABILITY: Renters are paying guest of Four Seasons Cottages owners. We will not be responsible or liable for any loss of the renter's (including his guests) personal property. We are not responsible for weather or road conditions, power outages, acts of God, criminal activities, economic downturns, political changes, or any other activity, events or condition beyond our control. There will be no refunds, allowances, or rescheduling resulting from these conditions, except in the case of a mandatory evacuation, see below.

MANDATORY EVACUATION: If the state or local authorities order a mandatory evacuation of an area that includes a cabin rented by one of our guests, the guest shall comply with the order. Upon compliance, the guest will be entitled to a refund of the pro-rated rent for each night that the guest is unable to occupy the cabin because of the order.

OCCUPANCY: Each cabin has a stated maximum occupancy, and you must consider all members of your group when making a reservation, including children. The number of residing residents must not exceed the number specified. If evidence is found indicating a violation of this policy, then the tenants will have violated the

terms of the Rental Agreement and may be evicted without refund according to North Carolina expedited eviction procedures.

Tenants must be at least 24 years of age. Absolutely no house parties, fraternities, sororities, or school groups! Our cabins are rented to family groups and mature persons only.

ITEMS LEFT BEHIND: We will not be responsible for any items left behind in rental cabin. Please make every effort to collect all personal articles, cell phone chargers, etc. prior to your departure. Returns will be shipped C.O.D.

EVERGREEN (pet friendly) Agreement

PET POLICY: Pets are allowed in Evergreen only. There is a \$15 a day pet fee per dog. We permit adult dogs up to 50 pounds. Puppies up to 15 months are not permitted. Dogs must be friendly, housebroken and up to date on rabies vaccinations and all other vaccinations, de-flead and heartworm preventive is highly recommended... Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra

By Signing Below, I agree to all terms and conditions of the pet agreement.

Signature: _____ DATE: _____

Thank you for choosing Evergreen cottages and we hope you and your pet will have a wonderful time and will join us again!

Sorry, No Cats!