

**Rental Policy and Agreement
For
1740 Fish Trap Trail, Mineral Bluff, GA 30559**

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Vacation-Home-RentalCabin.com

1740 Fish Trap Trail

Mineral Bluff, GA 30559

800-330-1343

Fax 407-856-2991

[Email: reservations@vacation-home-rentalcabin.com](mailto:reservations@vacation-home-rentalcabin.com)

www.vacation-home-rentalcabin.com

RENTAL POLICY AND AGREEMENT

This agreement constitutes a contract between the Guest(s) and www.Vacation-Home-Rentalcabin.com. www.Vacation-Home-Rentalcabin.com serves as the agent and representative of all owners of rental cabins in our rental program, and is acting at all times, in and for the best interests of the owners.

CHECK-IN TIME is after 3:00 P.M. and **CHECK-OUT** is 10:00 A.M.

Instructions for access to the cabin will accompany the directions to the cabin.

www.Vacation-Home-Rentalcabin.com will use all reasonable efforts to have the cabin ready for guest occupancy at check-in time, but www.Vacation-Home-Rentalcabin.com cannot guarantee the exact time of occupancy. Early check-in and late check-out is available. Please call our office for additional charges.

RESERVATION REQUIREMENTS – 50% of the rental fee in advance of the arrival date and a signed RESERVATION AGREEMENT is required to secure a reservation.

Within 45 days of the booked date, the entire rental fee will be secured against the guest's credit card.

The rental fee is then CHARGED to the credit card on the departure date.

www.Vacation-Home-Rentalcabin.com accepts MasterCard, Visa, or Money Orders and checks drawn on U.S. Banks. (If securing with a check, it must be received by www.Vacation-Home-Rentalcabin.com within 3 days after booking has been made or the reservation will be cancelled.)

www.Vacation-Home-Rentalcabin.com will not accept checks on reservations made less than 30 days prior to arrival.

SECURITY DEPOSIT- A \$300.00 Security deposit will be secured on the credit card for any damages incurred during the duration of the rental and/or additional cleaning fees. The security deposit will be removed from the card once the cabin has been cleaned and inspected and there is no damage or additional fees. We reserve the right to keep all or part of your security deposit for any damages to the property or failure to leave the cabin in a neat and orderly condition. (See Check-Out Procedures) If it isn't broken or damaged prior to your arrival, but is after your departure, Guest(s) will be held responsible for the repair or replacement. If you choose to pay for the rental by check we still require a credit card number for the security deposit.

CANCELLATION – If cancellation is made 30 or more days before date reserved, your reservation deposit will be refunded in its entirety. *NO REFUND IF CANCELLATION IS LESS THAN 30 DAYS BEFORE THE RESERVED DATE.*

ALL CANCELLATIONS MUST BE MADE IN WRITING: E-MAIL or MAIL. Call to confirm receipt of same by www.Vacation-Home-Rentalcabin.com. Fee computed upon the receipt of regular mail by www.Vacation-Home-Rentalcabin.com – we suggest you send mail cancellations by certified mail to confirm receipt – mailed to: Gallant, Inc. - 775 South Kirkman Road #117 - Orlando, Fl. 32811 - 800-330-1343

CONFIRMATION- Confirmation of the reservation along with directions to the cabin will be mailed,

faxed or emailed to Guest(s) upon receipt of the reservation advanced payment and a signed reservation agreement form.

ADDITIONAL GUESTS - Rates are based on per night occupancy up to 6 persons, including children. Additional guests are \$10.00 per person per night. Occupancy is limited to REGISTERED GUESTS ONLY.

Occupancy by more than the number of people stated in the rental agreement will result in the forfeiture of all rental fees, security deposit and additional charges to the credit card provided. Failure to obtain permission for additional guests may result in a \$25.00 per person per night charge.

Absolutely no overnight visitors are allowed without prior arrangement made in advance to www.Vacation-Home-Rentalcabin.com.

KEYS – All keys must be returned to the designated location upon departure. Our rental cabins are privately owned and Guests are responsible for lost keys. The property must be re-keyed in the event the key is lost, misplaced or not returned. Guests will be responsible for the cost of this procedure.

SATELLITE TELEVISION – The cabins are privately owned and have subscription packages for satellite. www.Vacation-Home-Rentalcabin.com does not guarantee any programs or events.

TELEPHONE CALLS – Our riverfront home is equipped with telephones. All long distance calls are to be placed using a credit card or calling card.

GAS LOG FIREPLACE - Do not burn wood or any other items (i.e., paper, etc.) in the gas log fireplace. Our Gas fireplace are not operational during the summer months - please be extremely careful and follow all safety instructions when using.

FIRE PITS: Cabins Plus More agrees to provide fire wood for all properties with outdoor fire pits. Do not build fire pits, or any outside fires of any kind, on properties that do not have fire pits.

BARBEQUE GRILL – Our riverfront home is equipped with a gas grill and/or charcoal grill. Please be sure to turn the tank off after each use. Please clean up all grease and food spills. Leaving the grill covered with food and grease will result in an extra cleaning charge.

SMOKING - ABSOLUTELY NO SMOKING INSIDE OUR HOME. Failure to observe this rule will result in the loss of the security deposit. If the interior of the cabin smells like cigarette smoke, we will assume you smoked inside the cabin and the security deposit will be kept. If you choose to smoke, then please do so outside. If you smoke on the porches, please close all cabin doors and windows. Please do not litter.

ALCOHOLIC BEVERAGE – By Georgia Law, no drinking of alcoholic beverages by persons under the age of 21 is allowed.

PETS – ABSOLUTELY NO PETS ALLOWED INSIDE OUR HOME.

CABIN FURNISHINGS & EQUIPMENT – All cabins are privately owned with furnishings and equipment provided by the cabin owner. Décor, style, color and themes will vary between cabins. Furnishings are subject to change without notice.

LINENS – All cabins are supplied with bed linens, towels, blankets and pillows. All linens are freshly laundered prior to your arrival. www.Vacation-Home-Rentalcabin.com provides your initial supply of paper products, soaps, detergents, trash bags, basic condiments, coffee and filters for your convenience.

HOT TUB – When Available - Our Hot tub undergo a complete water change and are cleaned and chemically balanced prior to your arrival. Maximum occupancy is 4 persons. Spa Shock is provided and should be added to the water each day, based on the following: 1-4 persons – 1 pack, 4-8 persons – 2 packs, 8-12 persons – 3 packs. Overuse or misuse of the hot tub may result in a chemical imbalance and could

create unhealthy water. Please observe all rules posted. If the water should become cloudy or develop an odor, please call the management company.

REPAIRS /SERVICE CALLS – www.Vacation-Home-Rentalcabin.com cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TV's, Satellite receivers, VCR/DVD players or other appliances. Please report any equipment that is not operating properly.

www.Vacation-Home-Rentalcabin.com will make every effort to resolve the problem as quickly as possible. Should a repair person make a call to a cabin and find equipment in working order and the problem was due to Guest(s) oversight or neglect, the charge for the service call will be the Guest(s) responsibility. Guest(s) understand and agree that www.Vacation-Home-Rentalcabin.com or its repair people might need access to the cabin for the purpose of making the repair.

REFUNDS - or rate adjustments are not made for any inconvenience due to construction noise, road repairs, equipment failure, early departures, delayed arrivals or reducing the number of nights reserved with less than 30 days notice. No refunds or re-schedules due to inclement weather.

TERMINATION BY OWNER – www.Vacation-Home-Rentalcabin.com strives to comply with your reservation requests, however, due to circumstances beyond our control, changes in ownership, properties being removed from the rental program, mechanical problems, etc. we cannot absolutely guarantee a specific cabin. www.Vacation-Home-Rentalcabin.com reserves the right to change your cabin without notice or liability. Neither the owner nor www.Vacation-Home-Rentalcabin.com shall be liable for events beyond their control which may interfere with your visit. This may include but is not limited to Acts of God, acts of governmental agencies, fire, war, inclement weather and construction noise.

MINIMUM AGE REQUIREMENT: Our cabins are not rented to anyone under 25 years of age. For this reason, we request a copy of your driver's license be sent to us along with your signed Rental Agreement. Parents: Do not call and book a cabin for your under-aged children. The person over 25 years of age or older, making the reservation, must be occupying the cabin rental during the entire stay.

OCCUPANCY LIMIT: There is a maximum number of 8 people allowed to stay and sleep in the cabin at all times (all guests are to be approved by www.Vacation-Home-Rentalcabin.com).

NO PETS: We have a strict "NO PETS" policy. You, or anyone in your party, will NOT bring any pets onto the property or inside of the cabin. We cannot make an exception no matter how small or well behaved the pet. Any violation of the "No Pets" rule will result in the loss of the renter's entire security deposit.

NO SMOKING: We have a strict "NO SMOKING" Policy. Smoking is NOT permitted inside any of the cabin rentals. There are no exceptions to this rule. Smoking is only permitted outside on the porches or decks. Please do not dispose of your cigarette butts in the yard or surrounding areas. If cigarette butts are found on around the cabin property, additional cleaning fees may be incurred.

RIGHT OF ENTRY: www.Vacation-Home-Rentalcabin.com reserves the right to notify the renter, and if necessary, enter the cabin rental at any time to check disturbances, damage, make repairs or conduct a visual walk-through inspection.

HOUSE PARTIES ARE NOT ALLOWED – Guests shall not disturb or offend any neighbors, discharge any firearms or use any fireworks of any kind in accordance with the State of Georgia, Fannin and Gilmer County Laws. No one under the age of 25 will be permitted to enter into a rental agreement and must be part of the rental party. In order to preserve the beauty and peaceful surroundings, we reserve the right to refuse service or terminate rentals for drunken, loud, or unruly behavior.

FIREWORKS: Fireworks are not allowed on the property.

ILLEGAL DRUGS: Neither you nor your guests will use illegal drugs on the property.

MOVING OF CABIN FURNITURE: Cabin furniture, other than dining room chairs, is not to be moved, and should be kept in its original location.

CHECK-OUT PROCEDURES – Please leave clean dishes in the dishwasher. No dirty dishes should be left in the sink or on the countertops. Please bag all garbage and place in outside bins. Please pick up all outside litter, including cigarette butts, and place in garbage bags inside bins. All garbage must be bagged. Loose items in the outside bins will result in an extra charge of \$10.00.
To prevent pest problems, please wipe down all counter and table tops.
Please lock all doors and windows, set the A/C to 78 or heat to 60 degrees.

FISHING – Have Fun, this section of the Toccoa River is renown for its fly fishing and deep water sections for the larger brown and rainbow trout. We try very hard to maintain a good trout population therefore it is suggested to Catch & Release. All anglers must have a valid Georgia fishing license.
The property owners along this section of the Toccoa River are committed to preserving and protecting the trout contained in these waters. If violations of the fishing regulations are noted by the management company or one of the adjoining property owners it will lead to forfeiture of the security deposit, the loss of all rental fees, and immediate termination of your rental!!!

TRASH REMOVAL – www.Vacation-Home-Rentalcabin.com will remove all bagged trash.
Trash fee for all cabins is \$10.00.

VACATION HOME RATES and TAXES– As our vacation home rates may vary, please reference the website www.Vacation-Home-Rentalcabin.com for the most current rates.
You may also call us for the total amount due for the rental. All cabins are subject to a 7% sales tax and a 3% lodging tax in Fannin County.

CLEANING FEES: Cleaning Fees is 75.00. Additional people will result in a higher fee.

CREDIT CARD – I, the Guest, am providing my credit card number as a guarantee. I agree to pay all rent, accept all terms and conditions of this rental agreement and accept all liability for any damage, beyond normal wear and tear, during the term of my lease with www.Vacation-Home-Rentalcabin.com. If I fail to do so, I understand that these costs will be charged to my credit card and all credit card sales are final. If you do not have a credit card, please call us so we can make other arrangements.

WE DO NOT ACCEPT DEBIT CARDS

Please read, sign, keep a copy for your records and return this entire agreement by:

Fax (407-856-4288)

Email: reservations@Vacation-Home-Rentalcabin.com

Or Gallant, Inc. - 775 S. Kirkman Rd., #117, Orlando, FL 32811.

Your reservation is not booked until we receive this completed form with method of payment.

CLEANING FEES: 75.00 - 125.00

Cleaning Fees are based on the amount of work that must be done to clean the cabin and hot tub after your departure. The amounts listed below are guidelines and may differ after the actual clean.

PLEASE NOTE: If you book for 4 guests the cleaning fee we add to your rental will be based on only 2 beds being used, etc....(unless we are told otherwise.) If however, you use 6 beds and 20 towels the cleaning staff will charge back to us the additional labor and that overage will be billed against your security deposit.

Returned check fee: \$50

Heat: Turn down when you leave for the day or upon departure to 55.

Kitchen Sink: No foods, nut shells, paper, dog hair or pouring of grease.

Run water for 20 seconds after using. You will be charged for a repair if you break it.

Use cutting board when using the knives.

Do not unplug or rearrange TV, VCR, DVD

Lights: Most lights in the house have dimmers attached to them.

Keys: Key replacement is \$50 and lock out fee is \$100. Place key on hook upon departure.

TRASH FEE: Due to the cost of fuel a \$10.00 fee for the picking up and disposal of your trash will be added to your rental.

RESERVATION FORM

NAME _____

STREET _____

TELEPHONE _____ FAX _____ CELL _____

EMAIL _____

DRIVER'S LICENSE _____ AUTO TAG _____

Note: We accept MasterCard, Visa, NO DEBIT CARDS PLEASE.

Credit Card _____ Exp. Date _____

Signature on card: _____

Name as it appears on card _____

CHECK-IN DATE _____ CHECK-OUT DATE _____

(after 3:00 p.m.) (10:00 a.m.)

Rental _____ Nights @ _____ (1-4) Guests per night: _____

Extra Person/Pet Charges: _____

Rent Total: _____

7% Sales Tax & 3% Lodging Tax:

Trash Fee: _____ \$10.00 _____

Cleaning Fee (See contract): _____

Total Amount Due: _____

LIABILITY RELEASE FORM

Agreement between guest and "www.Vacation-Home-Rentalcabin.com, " for the cabin rental of: _____ guest (Hereafter referred to as the licensed guest) desires a short-term license from "www.Vacation-Home-Rentalcabin.com", for _____, referred to as the property).

guest (for myself, my guests (registered or unregistered) and invitees, hereby agree to hold Cabins Plus More, its owners, employees and agents (individually and/or collectively as "Cabins Plus More") harmless and indemnify them against any and all claims, damages, suits, causes or action of damages and costs thereof arising from injury to a person or property or loss of life sustained in or about the cabin and associated surrounding lands and streets (the "Premises") by any person or persons whatsoever. You agree that Cabins Plus More shall not be liable for any personal injuries or damage to any goods, wares or property regardless of how such injuries or damages may be caused.

guest, the licensed guest, hereby acknowledges that he/she is using the property for the purpose of short-term occupancy in "as is" condition, at his/her own risk. The licensed guest hereby agrees to check in and out at the contracted times specified on their short term Rental Agreement.

I, the undersigned, have read, I understand, and I agree to the terms of this rental agreement. I have seen photos on the internet and asked all appropriate questions. I understand that this is a legal and binding contract.

Upon arrival, if you notice anything is damaged or broken, notify us immediately

X _____

Print: _____

Date: _____

Registered Guest must register all occupants below on this form including children. Any guest found on the premises that is not registered will be asked to leave. Renter may be subject to forfeiture of deposit for any violation of these rules. We reserve the right to evict renter and all occupants. REFUNDS MAY NOT BE GIVEN.

Guest/Occupant Names

All Guests/Occupant's Agree to all terms and conditions of this document.

1st Guest – REGISTERED GUEST: Person who will be staying in the cabin rental for the duration of the entire stay, signing this Rental Agreement, taking complete responsibility of all Guests/Occupants, and taking care of payment arrangements. The Driver's License Number is needed for the Registered Guest.

Signature: _____ Date: _____

Print Name: _____ Age: _____

Driver's License #: _____ State: _____ Expires: _____

2nd Guest: Print Guest/Occupants Name: _____ Age: _____

3rd Guest: Print Guest/Occupants Name: _____ Age: _____

4th Guest: Print Guest/Occupants Name: _____ Age: _____

EXTRA PER-PERSON Fees over the amount of 4:

Extra Per Person Nightly Fee (4 years old & older): \$5

Extra Per Person Weekly Fee (4 years old & older): \$35

5th Guest: Print Guest/Occupants Name: _____ Age: _____

6th Guest: Print Guest/Occupants Name: _____ Age: _____

7th Guest: Print Guest/Occupants Name: _____ Age: _____

8th Guest: Print Guest/Occupants Name: _____ Age: _____

DID YOU REMEMBER TO INCLUDE A LEGIBLE COPY OF YOUR DRIVER'S LICENSE WITH THIS SIGNED RENTAL AGREEMENT?

Please bring this agreement with you so there is no discrepancy regarding what was agreed to.

Thank you again for choosing www.Vacation-Home-Rentalcabin.com.

We hope you enjoy your stay.