

**Three Chimney Lodge
272 Syrup Mill Road
Dahlonega, GA 30533
Vacation Rental Agreement Contract**

This rental agreement is entered into by and between Three Chimney Lodge and: (Please print name)

_____ This agreement constitutes a contract between the renter and Three Chimney Lodge. Please read the agreement thoroughly. Any deposit received indicates acceptance of the terms and conditions of Three Chimney Lodge.

Term of Lease: Check in time (3:00 pm) Begin Date: _____

Check out time: (10:00 am) End Date: _____

Nightly rate is \$600.00 plus taxes and cleaning fee. There is a **3 night** minimum stay for all rentals. 50% deposit required at time of booking, and remaining balance due 2 weeks prior to arrival. There is a 60 day minimum notice for deposit refund.

The maximum number of overnight guests for this property is limited to 12. If Renter exceeds maximum occupancy, Renter can be subject to immediate removal and forfeiture of payment. Guests that exceed 12 are permitted to be on property until 10:00 pm

Three Chimney Lodge is a NON-SMOKING property. No smoking is allowed inside the lodge whatsoever. If there are signs of smoking within the facility, an additional cleaning fee will be charged.

Pets are not permitted during the stay. If there are signs of pets within the facility, an additional cleaning fee will be charged.

A reservation / damage deposit is required at time of booking. The deposit will be applied to the total fee upon arrival. Additional charges can be made when:

- Damage is done to property or it's contents, beyond normal wear and tear
- Signs / smells of pets, smoking
- Debris or trash not placed in trash receptacles
- Stolen or missing linens, towels, kitchenware
- No notification to Three Chimney Lodge owner of damages or problems with property

It is expected that all major systems in and around Three Chimney Lodge operate properly. In the event of a break down, do not attempt to repair the system or item, contact Mark Pittman immediately at (404)403-3146 to report a needed repair.

Under no circumstances shall any illegal drugs be allowed on the property. Renter understands that possession and use of any substance is grounds for immediate removal and forfeiture of payment.

Renter / Party must have at least 1 adult over the age of 21 when there is any of the rental party present at Three Chimney Lodge.

Hold Harmless Agreement: Owner of Three Chimney Lodge shall not be liable for any damages and/or injury to the renter / renter party, or their guests. Tenant agrees to hold the owner harmless against any claim for damage, theft, or injury due to renter's act or neglect of their guests. Owner is not responsible for any weather conditions or acts of God or nature that happen during the renter's stay, and no refunds will be made.

Failure to comply with any of the clauses or rules established by Three Chimney Lodge will be subject to immediate removal and forfeiture of payment. The laws of the state of Georgia shall apply to all terms under this agreement. It is expressly agreed and understood that this lease shall not be recorded in the Lumpkin County Clerk office. Any exceptions to the above mentioned policies must be approved in writing in advance.

Renter Signature

Date: _____