

Log Cabin Motor Court Group Rental Agreement

(To be completed for 3 or more cabins or more than \$800 in bookings)

Arrival Date: _____ Departure Date: _____
Number in Party: _____
Cabins Booked: _____
Customer Contact Number: _____
Customer Address: _____

Log Cabin Number 828-645-6546

E-mail: admin@cabinlodging.com Web site: www.cabinlodging.com

1. **DISCOUNT:** Group discount rates (3 or more cabins) are 12% off (for credit card transactions) and 15% off (for cash transactions) nightly rates as published on our web site, excluding holidays. Any exception must be approved by the owner in writing.
2. **CHECK IN/OUT:** Check-in is 2:00 P.M. and check-out is 11:00 A.M. No early check-ins. This agreement does not create a tenancy or residence. You must depart at the appropriate time. Occasionally during peak seasons, your cabins may not be ready until 4:00 P.M.
3. **SMOKING:** All our cabins are NON-SMOKING.
4. **PETS:** Pets are permitted in selected cabins. However, we do charge a pet fee and all pet owners must sign a separate "pet agreement" form.
5. **OCCUPANCY LIMIT:** The maximum number of guests allowed in a one bedroom cabin is two, a two bedroom is six, a three bedroom is eight, and a four bedroom is ten.
6. **RATES:** Rates published or quoted reflect payment by cash, check or money order. All rates are subject to change without notice. Published rates do not include state sales, county sales & accommodation tax totaling 11%.
7. **PAYMENTS:** A credit card is required to make reservations. To hold the reservation an "authorization to charge" not to exceed \$200 will be placed against your credit card. Once the reservations have been made, you must sign **this agreement** and return it with a deposit of 50% of the total cost within 14 days of booking. Once the 50% deposit is received, your credit card transaction will be credited and/or voided. The balance is due upon arrival.
8. **PAYMENT METHOD:** We do accept personal checks 30 days prior to arrival. If it is within 30 days, make arrangements to pay with credit card, money order, traveler's check, or certified check.

9. **CLEANING AND INSPECTIONS:** All cabins are cleaned and inspected upon your departure. Fees for these services are already included in the quoted rate. Daily maid service consists of clean towels and linens only.
10. **CABIN EQUIPMENT:**
- a. Bedding and towels are provided for the maximum number of possible guests.
 - b. Kitchen utensils and a starter supply of soap and paper products are made available.
 - c. Cable TV and wireless Internet access is provided.
 - d. Maintenance problems will be handled in a timely manner. Rental rates will not be adjusted due to any malfunction of equipment.
11. **SECURITY DEPOSIT:** A credit card is required to make a reservation. **By signing this agreement you are agreeing to accept charges to your credit card in lieu of a security deposit.** Charges will be made to your card if:
- a. Damages to this unit or its contents are beyond normal wear and tear.
 - b. Charges are incurred due to contraband, pets, or rent collection or services rendered during the stay.
 - c. All keys are not left at the office or drop box.
 - d. Linens are lost or damaged.
 - e. Early check-ins or late check-outs are required.
 - f. The renter is evicted by the owner or owner's representative, the local law enforcement, or the security company employed by this complex.
12. **CANCELLATION AND REFUNDS:**
- a. All cancellations must be in writing and are subject to an \$85 administrative fee.
 - b. Cancellation made 30 days prior to arrival will incur no penalty beyond the administrative fee.
 - c. Cancellation made within 30 days forfeit the deposit.
 - d. There will be no refund for early departures or no-shows.
13. **STORM POLICY:** No refunds will be given unless the National Weather Service orders mandatory evacuations or the State Highway Patrol issues a dangerous road condition warning in this area and/or for this area or the area that the vacationing guests are from.
14. **FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or tenant money, and the party will not be permitted to check in.
15. **EXCEPTIONS:** Any exceptions to the above mentioned policies must be approved in writing.

By signing below, I agree to all the terms and condition of this agreement.

Signature _____ Date _____