

Laurel Mountain Cabins – Policies & Conditions

Check-In / Check-Out Times

- Check-In: 3:00 P.M. or later
- Check-Out: No later than 11:00 A.M.

Cancellation Policy

- More than 14 Days Prior to Arrival:
 - Full deposit refunded, minus a \$25 processing fee
- 13 to 5 Days Prior to Arrival:
 - Deposit is non-refundable
- Less than 4 Days Prior to Arrival:
 - Full rental amount will be charged

Dog Fees and Pet Policy

A one-time, non-refundable dog fee of \$75 per dog applies (maximum of two dogs per reservation). Dogs weighing over 50 pounds may only be accommodated in the Azalea cabin. Other types of pets are not permitted.

If a dog is brought without prior notification, an unauthorized pet fee of \$100 will be charged.

All dogs must be housebroken and non-aggressive. Dogs must be crated when left unattended in the cabin. Guests are responsible for any damage caused by their pets.

If pets are allowed on furniture at home, guests must bring appropriate covers or request them in advance. If evidence of uncovered pet use on furniture is found, a \$50 cleaning surcharge will be assessed.

Guests must comply with the Georgia state leash law, which is expected on the property. Additionally, guests are required to clean up after their pets at all times.

Fireplace and Firewood Policy

From October through March, one complimentary bundle of firewood (10 pieces) is provided. Additional bundles are available for purchase at \$10 each (cash only).

In accordance with Georgia Department of Agriculture guidelines, outside firewood is not permitted.

Before using the fireplace, guests must ensure the flue is open. If assistance is needed, a staff member can provide guidance. Fires must never be left unattended.

Smoking Policy

Smoking, vaping, or equivalent activities are strictly prohibited inside all cabins. A designated covered porch area is provided for smoking.

Guests are required to keep the grounds clean and dispose of cigarette waste in the receptacles provided. Discarding cigarette waste over the porch railing is strictly prohibited.

Smoking Violation Penalty

All cabins are designated non-smoking environments. If there is evidence of indoor smoking or smoke infiltration due to smoking near open doors or windows, a \$200 cleaning fee will be assessed. This charge covers expedited, professional deodorization and cleaning of all affected furniture, surfaces, fixtures, and drapery.

This policy is in place to maintain a smoke-free environment for all guests and will be enforced without exception.

Laurel Mountain Cabins – Rental Agreement Contract

This Rental Agreement and Contract (the “Agreement”) is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the “Guest”) and the undersigned owner, manager or agent (“Rental Agent”), pursuant to which the Guest has agreed to rent the cabin described below (the “Cabin”), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than [Max Guests] persons shall be permitted on the Cabin at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF CABIN

The Cabin is provided in “as is” condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Cabin, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item’s failure to work; however, Rental Agent will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as jetted jacuzzi tubs, fireplaces, decks, grills, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children; and such use is at the Guest’s own risk. Guest shall use the Cabin for vacation rental purposes only, and in a careful manner to prevent any damage or loss to the Cabin, and keep the Cabin in clean and sanitary condition at all times. Guest, and any additional permitted guests, shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors or other Cabin renters nearby, nor shall Guest use the Cabin for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Cabin.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Cabin, remove all personal belongings, and leave the Cabin in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign the Cabin or permit the use of any portion of the Cabin by other persons who are not family members or guests of the Guest that were included within the number of permitted guests/occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, and other items brought into the Cabin by Guest or their permitted guests and visitors, shall be at the sole risk of Guest(s) with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims,

legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of Cabin or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Cabin and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Cabin owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Cabin, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Cabin at reasonable times and with reasonable advance notice for the purposes of

inspecting the Cabin, performing routine maintenance, and resolving known issues. If Rental Agent has a reasonable belief that there is imminent danger to any person or Cabin, Rental Agent may enter the Cabin without advance notice.

UNAVAILABILITY OF CABIN

In the event the Cabin is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement Cabin that equals or exceeds the Cabin with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement Cabin cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Cabin: GENERAL PROVISIONS This Agreement contains the entire agreement between the parties with regard to the rental of the Cabin, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Georgia. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.