

Laurel Mountain Cabins
General Policies and Additional Fees

CHECK-IN/CHECK-OUT TIMES:

CHECK-IN: 3:00 P.M. or later

CHECK-OUT: No later than 11:00 A.M.

CANCELLATION POLICY

14 Days Prior to Arrival: No Charge, Deposit Returned

13 to 5 Days Prior to Arrival: Deposit Kept

4 Days Prior to Arrival: Charge the total rental amount

DOG FEES AND PET POLICY

We charge a \$50, one-time, non-refundable fee per dog (maximum of two). We do not accept other kinds of pets in our cabins. If we were not aware you were bringing a dog, you will be charged an additional fee of \$100.

All dogs must be housebroken and friendly. They must be crated if left alone. You are responsible for damages. If your dog is allowed on your furniture at home, please either bring furniture covers or request furniture covers from us. If we find evidence that your pet was on our furniture without covers, we have the right to charge you an additional \$50 cleaning fee to do a deeper clean before our next guests arrive. We do our best to make sure our future guests never know you or your dog(s) were in our cabin.

As a reminder, the State of Georgia has a leash law, and we fully enforce those restrictions on our property. Equally important, you are also responsible for picking up after your dogs.

FIREPLACE/WOOD BURNING

During our wood burning season (October through March), we provide the first bundle (10 pieces) free. There is a charge of \$10 (cash only) for every additional bundle requested. Please do not bring in your own wood in accordance with guidelines from the Georgia Department of Agriculture. This will help ensure the health of our property and neighboring forests.

Please make sure that you are opening the flue before you begin burning in the fireplace. If you do not know how to open the flue, we will be happy to show you. No fire should be left unattended. Thank you for your support regarding these safety measures.

SMOKING

Smoking, vaping or equivalent in our cabins is strictly prohibited. We provide a covered porch for such activities. We ask that you please keep our ground area clean and dispose of your cigarette buds in the container we provide on the covered porch. Please do not throw them over the porch railing.

Laurel Mountain Cabins Cabin Rental Agreement

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 Commonwealth of Massachusetts. 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.