

The SafeHouse Confirmation and Rental Agreement

By this agreement made and entered into on, _____

Between **2DoorsDownLLC**, herein referred to LESSOR, and _____, hereto referred to as LESSEE,

LESSOR leases to LESSEE the premises situated at in the city of Jacksboro, 37757, County of Campbell, and State of Tennessee.

- A. TERM: This Rental Agreement shall be for a term of beginning _____ And ending _____
This agreement is for: _____ () Guests, _____ () Adults _____ () Children
- A. FEES: LESSEE agrees to pay the LESSOR sum of \$ 1750.00 RENTAL FEES + \$ 249.38 TAXES + \$ 350.00 DAMAGE DEPOSIT
TOTAL AMOUNT \$ _____ Payable to \$ _____

CHECK-IN TIME is AFTER 4:00 P.M. EDT AND CHECKOUT is 11:00 A.M. EDT Deviations to times may be adjusted prior to arrival and will depend on availability. This agreement does not constitute a tenancy or residence. A \$25 fee will be charged for each 30 minute period after checkout time, 11AM EDT, cumulative.

- 1. RESERVATION DEPOSIT**- A reservation deposit of \$500 is required upon execution of the Rental Agreement. **The deposit and signed contract must be received within fourteen (14) days of receipt of this contract. Reservation is cancelled without notice to you after that date. Payment will be accepted only from an account in the name of the signatory of the Rental Agreement.*
- 2. NON SMOKING PROPERTY** No smoking in or around the home. If smoking outside, please use ashtrays and do not leave cigarette butts.
- 3. NO PETS** permitted anywhere on the premises at any time. Forfeiture of deposit, rent monies, and eviction by law enforcement for breach of contract. Civil action may be pursued. Please inform of us of any working animals.
- 4. TENANCY RESTRICTIONS:** We will not rent to anyone under the age of twenty-five (25). Whoever signs the rental contract must be a guest on the property during the rental period, and is the responsible member for all the guests in their party.
- 5. SECURITY/DAMAGE DEPOSIT**- A \$350 deposit is due with the balance thirty days prior to arrival. It's fully refundable within two (2) weeks of departure if:
> The renter is not evicted by the owner or by law enforcement >No damage or loss is incurred to property or furnishings
> All keys & remote controls are left on the kitchen table, windows & doors closed and locked >No linens are lost or damaged and no excessive cleaning needs
> No breach of confirmation terms or terms of rental agreement >No charges due as a result of the stay
>All debris, trash & discards are bagged, secured, and placed in trash receptacles outside. >Dishes are clean and put away
- 6. PAYMENT & PENALTIES** - Full rental payment is required thirty (30) days prior to arrival. No extensions are given. **Payment is accepted from an account only in the name of the signatory of the Rental Agreement. If payment is not received by the due date, the reservation is deemed to have been cancelled.* There is a \$50 fee for bounced checks.
- 7. RATE CHANGES**-Advertised rates are subject to change without notice. Rates under contract are binding.
- 8. CANCELLATIONS**- Cancellation of a reservation outside of thirty (30) days of the arrival date will have all monies refunded, less a \$50 cancellation fee. Cancellations that are made within 30 days of arrival date forfeit the full advance payment unless another renter for the same period and duration of the original reserved dates can be booked. A \$100 penalty fee for cancellation within the 30 day window will be charged. Refund will be prorated if a replacement reservation is of a shorter duration. In the event of a complete cancellation within 30 days, after full payment and the security deposit has been received, the \$350 security deposit will be refunded immediately. Early departure or inclement weather does not warrant any refund.
- 9. MAXIMUM OCCUPANCY**-The maximum number of guests is limited to the number specified on the contract.
- 10. RIGHT OF ENTRY** - Owner reserves the right to enter the premises for the purpose of inspection, and if necessary to make repairs.
- 11. LOCK OUT/LOST KEY** - There will be a \$10.00 charge to unlock rental if LESSEE gets locked out and a \$15.00 charge for lost keys.
- 12. RULES AND REGULATIONS** - Any rules & regulations posted in the house by the owner are part of this agreement and must be adhered to.
- 13. FIRE EXTINGUISHER** is located in the pantry cabinet by the sliding door in the kitchen. LESSEE will make all guests aware of this location.
- 14. LINEN SERVICE** - An initial bedding linen service is provided. Towels are NOT provided. Bedding is to remain in house. No maid service
- 15. FALSIFIED RESERVATIONS** - Any reservation obtained under false pretenses will be subject to forfeiture of all payments.
- 16. WRITTEN EXCEPTION** - Any exception to any policy or condition of the rental agreement must be approved in writing in advance of arrival.
- 17. FIREWORKS, FIREARMS, OR WEAPONS**- None are permitted on the property.
- 18. NO TELEPHONE**-There is no telephone on the property. LESSEE will bring a cell phone in case of need for an emergency.
- 19. FEMININE HYGIENE/SANITARY PRODUCTS**- Do NOT dispose of in toilet. It is a septic system.
- 20. NO BABY/TODDLER-PROOF SAFETY EQUIPMENT** Protective equipment such as socket covers, cabinet latches, safety gates for doors and stairways etc. are the responsibility of the LESSEE. Assessment of the property for any potential hazards, and monitoring of children of any age, as well as others in the group with impaired judgment, or those who require supervision, is the responsibility of the LESSEE. The LESSEE will take any and all measures to ensure the safety and well being of all members of your group. Precautions to be taken include, but are not limited to: Laundry room door must remain latched to keep children out of the area. Front closet must remain latched. Cleaning supplies are kept in this closet as a convenience for guests, should they need them. If it is thought that these supplies pose a hazard, remove them and lock them in a vehicle until departure. Upon arrival assess all areas of the home such as under bathroom and kitchen sinks, in cabinets and drawers, on countertops, under beds for anything deemed hazardous. Remove to a secure location. Assess the entire environment, inside and outside, not limited to the suggestions given. LESSEE will evaluate and take all measures that may be necessary to ensure a hazard free environment.
- 21. LIFEVESTS/FLOTATION AND RESCUE EQUIPMENT:** None are provided by the owner. LESSEE is responsible for bringing appropriately sized life vests, and any other flotation/rescue aids necessary for all members of their party to use whenever in or near the water.
- 22. WAIVER**-It is expressly agreed by and between the parties that the owner and their representative are exempted and held harmless from any and all liability, and any damage or injury to any person or property caused by or resulting from any peril or cause whatsoever, including negligence by any person. You the Lessee shall be solely responsible for and hold the owner harmless from any and all claims whatsoever. It is understood by and between the parties that this clause is material to the making of this agreement. This obligation of the LESSEE shall further apply to all of the LESSEE'S guests, and any and all persons present or permitted on the subject property under the direction or permission of the LESSEE. This waiver also applies to any and all claims from any relationship.
- 23. TERMINATION**-This agreement & the tenancy hereby granted may be terminated at any time by either party hereto by giving the other party not less than thirty (30) days written notice.
- 24. UNFORESEEN CIRCUMSTANCES**- If this property is uninhabitable due to events attributable to acts of nature, mechanical failure, vandalism, criminal activity, infestation, or any other unforeseen circumstance, all rent monies will be immediately refunded. If such event occurs within thirty (30) days of reservation, rent plus an additional 10% for inconvenience will be refunded. No other compensation will be due.
- 25. CONFIRMATION**- Reservation is not confirmed until the deposit is received and a signed original copy of this Agreement is reviewed & accepted by Lessor.

IN WITNESS WHEREOF, these parties have executed this Agreement the ____ day of _____, 2020.

By signing by the X below, I verify that all confirmation information is correct. I understand and agree to all Rental Agreement terms listed.

LESSEE: X _____ DATE: X _____

PRINT NAME: X _____ MM/DD/YYYY
PH#: X _____

ADDRESS: X _____

LESSOR: _____
Signature of Acceptance 2DoorsDownLLC

DATE: _____