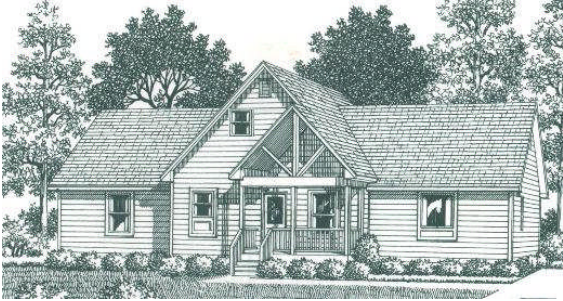


Rental Agreement



LAKEHARTWELLCABIN.com

3525 Highgate Hills Dr

Duluth GA 30097

P 770-497-9313

F 770-783-6801

info@lakehartwellcabin.com

CHECK IN PROCEDURE

When we have received your deposit and rental agreement we will send you a confirmation and reserve your dates. Several days before your arrival we will send an invoice for the remaining balance. When the rental balance is complete, we will provide directions to the property, instructions and location of the lock box and security code.

Check in time is 3:00PM, and check out time is 11:00AM. If you have any problems at check in please contact. Jane or Rod Smith H 770-497-9313, C 770-900-5186

Rates

All rates are subject to change without notice. The regular minimum stay is 2 nights. A 7% state and 3% county tax will be added to the quoted rates. A cleaning fee of \$75 is added to all visits. Rates for holiday periods and special events may be slightly higher, and may require a longer minimum stay date. Current Rates:

- Starting 04/2/10 • Weekly rate \$850 • Daily rate \$180 (3 night minimum)
- Starting 5/28/10 • Weekly rate \$995 • Daily rate \$195 (3 night minimum)
- Starting 9/07/10 • Weekly rate \$750 • Daily rate \$160 (2 night minimum)

A security deposit of \$250 is required at the time of the reservation. This should be in the form of a separate check or we can invoice the security deposit. We will refund the invoice or destroy the check after your departure. We will only utilize these fees to cover extra cleaning fees, missing items or damage.

Reservations

To confirm your reservation, we require payment of 25% deposit of the total rental in advance by check or credit card. Reservations less than 7 days in advance will not be held without full payment. We accept cash, cashiers check, money orders, personal checks and credit cards via paypal. If you are paying by check or money order, the payee will be Rod Smith.

Cancellation Policy

You will receive the full refund of the reservation deposit if you cancel 14 days prior to your arrival. Otherwise the deposit is non-refundable. However, if the home is rented to another party for the same week, we will return the amount you have forfeited. All cancellations will be charged \$75.00 processing fee.

Availability

Sometimes acts of nature and other forces beyond our control prevent a property from being available as reserved. Therefore we reserve the right to change or cancel a reservation.

Pet Policy

Pets are not permitted without express permission prior to check in. In the event management permits a guest to bring a pet, the guest will be responsible for a \$35 nonrefundable pet deposit. Undeclared pets, whether in the lake house or elsewhere on the premises, for the length of the stay, or temporarily, will result in an additional charge.

Our Mission

If for any reason you are dissatisfied, call the Property Manager immediately. We will make every effort to remedy the situation and correct any problem you experience in a timely manner. Should equipment such as grills, televisions, A/C, or appliances malfunction, we will make every effort to have them repaired or replaced within a few hours; however such malfunctions do not justify a refund.

Linens, Cooking Utensils, Consumables

These items are provided in our lake house. We do suggest you bring extra beach towels if you plan to partake in several days of water activity. We provide a starter supply of consumables, such as toilet paper and soap.

Garbage

Garbage service is available. Pick up is on Friday.

Capacity

Please abide by the stated capacity of the house, the limit is 10 persons. When this capacity is exceeded, additional charges may apply and you may be required to leave with no refund. Tents, campers, motor homes, and RV's are not permitted to be occupied per the neighborhood covenants. Driving and parking a motor home on the premises is permissible

CHECK OUT PROCEDURE

We ask that you bag all trash and take it to the local garbage dumpster. Please leave beds that have been slept in unmade so the cleaning service knows what to wash. Turn off all lights and remove your items from the refrigerator before you leave. When departing please leave the A/C on 80 degrees. Winter time use should be left at 60 degrees. Check out time is 11:00AM on the day of departure.

OTHER TERMS AND CONDITIONS

NO SMOKING indoors. No destruction of property. No illegal activities. Do not remove items from the property. Due to state and local ordinances, no firearms will be permitted. Fireworks may not be discharged in or near the lake house, lawn or the boat dock or in the street.

DISCLAIMER and ACKNOWLEDGEMENT

We will not be liable for any loss or damages to any person (guests or invitees) or property caused by fire, theft or any other causes beyond our control. We will be held harmless from any and all claims for injuries of any incidental or consequential damages that occur on the premises or docking facilities. Guests agree to be solely responsible for insuring their own possessions. You are responsible for the actions or any missing items or damage caused by yourself, your family or guests you permit onto the property. I understand that my rental expires at 11:00AM on the date of checkout, and I will vacate the premises and remove all possessions at or prior to that time unless specific permission is obtained. I understand that if I depart early for any reason that I am NOT entitled to a refund. I have read, understand and agree to abide by these rules during the time I am renting the lake house.

Guest Name: _____ Date of Arrival: _____

Address: _____ Date of Departure: _____

City, State, Zip: _____ # of Guests: _____

Pets: _____ Phone Number: _____ Email: _____

RENTAL RATES and AGREEMENT

A deposit of 25% of the total rental and a \$250 security deposit is due to reserve the lake house.

I have read, understand and agree to abide by these rules. I understand that violating these rules may result in eviction with no refund. I understand that cost of extra cleaning, missing items or damage will be deducted from my security. Any damages beyond the \$250 will be paid in full by the registered guest under signature on this agreement. Completing the information below constitutes an agreement to the terms of this rental agreement.

Signature: _____ Today's Date: _____

Thank you and enjoy your stay!

Fax to 770-783-6801 or scan and e-mail to info@lakehartwellcabin.com