

# Rental Contract and Rules

## Borrowed Time

Cabin located in Fleetwood, North Carolina

**CREDIT CARD AUTHORIZATION:** We require that you authorize us to charge any damages or excessive cleaning that may be caused by you or your guests, not covered by either your deposit, or your Security Deposit Waiver to your credit card. By agreeing to this rental agreement you are giving this authorization.

**NUMBER OF GUESTS:** The number of Guests shall not exceed the number of Guests on this rental agreement/invoice. This includes visitors, children and infants anywhere on the property. If more people are found to occupy premises than on the rental agreement, you may be evicted without a refund, loss of security deposit and possible additional charges. If you exceed the number allowed by the city license, you may be evicted or moved and charged for the higher rental. Our cabin is rented to families and responsible adults. **No House Parties, Gatherings, Dinner Parties are permitted** without authorization by the lesser.

**No tents, campers, recreation vehicles will be on or connected to property.**

**NO SMOKING POLICY: WARNING:** Our home is a Non-Smoking rental. If you smoke inside, you will be charged a minimum of \$600 for; having all bedding, curtains, carpets and walls washed down, as well as a minimum of 2 days ozone treatment to remove odors. If cigarette butts are found on the property a \$25.00 per hour fee will be charged for its removal.

**NO PETS POLICY:** Unless specifically stated in your contract, this cabin does **NOT** allow pets. Additional cleaning fees will be assessed if housekeeping reports that animals have stayed in the cabin. Thank you for abiding by the house rules.

**INDEMNIFICATION AND HOLD HARMLESS:** Right of Entry. Tenant agrees to indemnify and hold harmless Owner from and against any liability for personal injury or property damage sustained by any person (including Tenant's guests) as a result of any cause, unless caused by the negligent or willful act of the Owner. Tenant agrees that the owner or their respective representatives may enter the Premises during reasonable hours to make repairs as owner may deem appropriate. We reserve the right to make a substitute accommodation for you if circumstances demand.

**CANCELLATION POLICY:** There are no refunds or date transfers for weather conditions. In the event of a cancellation by Tenant, Tenant must contact Owner at least 60 days before scheduled arrival date. Owner will refund all payments made by Tenant minus a 5% cancellation fee. If the cancellation is less than 60 days, 70% of the total rental fee will be refunded to the Tenant. If the cancellation is less than 45 days, the total rental fee is forfeited and will not be refunded to the Tenant.

**SECURITY DEPOSIT:** The security deposit is refundable at fifteen days of termination of occupancy provided that the cabin is returned in the condition it was found (minus cleaning). Real and personal property is in same condition as when occupancy commenced, and all terms of this agreement are met. Renter is liable for all replacement and repairs needed to attain the same condition as when occupancy commenced. In addition, owner may deduct from the security deposit the amount of any Dish Network movies ordered, long distance or per call telephone charges (telephone is provided for local calls only. It is suggested that tenants purchase long distance calling cards). Owner shall account for or refund tenant's security deposit within 10 days following the end of the tenancy.

Tenant agrees to hold LANDLORD and all other parties having an interest in the property harmless of any injuries or claims caused by or contributed to by accidents, allergic reactions, or any other casualties or health problems which may arise during tenancy or as a result of said tenancy. Safety precautions undertaken by LANDLORD are not foolproof, and TENANT shall hold LANDLORD harmless from all claims to person or property arising out of the use and occupancy of the premises.

By renting this property, you are assuming all risks and liabilities for any damage done to person or property, agents, employees, or visitors occasioned by the present or future condition of the premises, both latent and manifest.

We will not be responsible for loss of money or valuables of any kind.

We strongly recommend trip insurance as a protection against cancellation. Trip insurance may be obtained through several companies such as CSATravelProtection.com, GetAwayInsurance.com, InsureMyTrip.com, TravelGuard.com, or TravelProtect. Com. We do not personally endorse any of these companies, have no affiliation with any of them, and merely list them as a courtesy. Many companies may be found online by doing a search for "trip insurance". If you choose not to purchase trip insurance and you need to cancel your reservation, notify us in writing to release the property dates back to us

and we will attempt to re-rent the property for you. In the event we are able to rent the property and YOU HAVE NOT PURCHASED TRIP INSURANCE, we will refund, your money less a 15% fee only after we have secured a new rental for that time frame and we have been completely paid in full by the new applicant. If you request a refund from Best Price Investments, Inc. and YOU HAVE PURCHASED TRIP INSURANCE, be advised that is considered insurance fraud and is a crime.

**WEATHER POLICY:** We cannot guarantee good weather. There are no refunds for weather conditions unless there is a mandatory evacuation. Protect your investment by purchasing Trip Interruption insurance. During winter months prepare to drive in possible snow or ice conditions.

**ELECTRIC SERVICE:** Blue Ridge Electric is our electric provider. Outages should not occur, but if they do, should only last a short period of time. 'Best Price Investments, Inc' or the owners are not responsible for loss of electrical power due to extreme weather conditions and refunds will not be issued.

**LONG DISTANCE CALLS:** A telephone is provided in the cabin for your convenience and there is not a charge for local calls. Long distance calls cannot be made from the phone. Please prepare by purchasing a long distance calling card.

**FIREPLACE:** Our fireplace is available for use in the cooler months. The fire place is GAS. During those times, if you wish to use it, there is an on/off switch located on the logs in the lower right hand corner. Please NEVER turn off the pilot light. DO NOT throw anything into the fireplace.

**CLEANING:** A cleaning fee of \$75 is charged. Please follow the Check out procedures detailed in our book or on our website ([www.borrowedtimenc.com](http://www.borrowedtimenc.com)).

By signing below, I certify that I am over the age of 24 years old and I agree to all terms and conditions of this agreement. A \$300 for security will be held on my credit card, however in the event charges exceed this amount, I authorize payment by the below credit card for additional costs of any of the above mentioned items. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By signing below, I agree to all terms and conditions of this agreement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_