

Helen's Chattahoochee Riverside Cabin Rental Agreement & Rules

109 Carrie Cox Drive, Helen, Georgia

1. **CHECK-IN TIME** IS AFTER 3:00 P.M. EST AND **CHECK OUT** IS 11:00 A.M. EST. Please, no early check-in or check-out, unless agreed upon in writing.
2. This is a **NO SMOKING** cabin. Detection of smoking inside cabin forfeits any and all payments and could result in immediate eviction from the property.
3. **Pets are not permitted.** Detection of pets forfeits deposit.
4. We will not rent to anyone **under 23** years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT-** A damage deposit of \$200 is required. The deposit is NOT applied toward rent. The deposit is fully refundable within ten (10) days of departure, provided the following provisions are met.
 - a. No damage is done, beyond normal wear and tear.
 - b. No damages are incurred due to contraband or pets.
 - c. All debris, rubbish and discards are placed in brown refuse container outside, and soiled dishes are placed in the dishwasher and cleaned.
 - d. All keys are left in the lock box and cabin is locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. Excessive damage or loss due to renter's neglect or carelessness beyond the deposit amount is the responsibility of the renter and must be paid within 10 days of notification to avoid legal civil and criminal action.
2. **PAYMENT** – If your arrival date is 60 or more days away, an advance payment equal to 50% of the rental rate plus the \$200 deposit is required to reserve the cabin. The 50% BALANCE OF RENT is due no less than thirty (30) days before your arrival date. Reservations made less than 60 days prior to your arrival date require full payment plus deposit at the time of booking. If by check, the tentative reservation will be held for no more than four (4) days to allow for check delivery. Please make checks payable to Greear Properties LLC. Credit card payments may be made through PayPal or by calling us directly.
3. **CANCELLATIONS** – A thirty (30) day cancellation notice is required. Cancellations made more than thirty (30) days prior to the reserved date will incur no penalty unless deposits were made via credit card. All credit card cancellations are subject to a 5% cancellation fee or \$35, whichever is greater. Cancellations made between 29 and 20 days prior to reserved date, forfeit the full \$200 damage deposit. Cancellations less than 20 days from reserved date results in forfeiture of one half of the full rental payment. Early departure does not warrant any refund of rent.
4. **MAXIMUM OCCUPANCY-** The maximum number of guests is limited to six (6) adults. Exceeding this maximum could result in eviction from the property and forfeiture of any and all payments.
5. **THIS PROPERTY REQUIRES A TWO (2) NIGHTS MINIMUM STAY, THREE (3) NIGHTS** during peak and holiday seasons. If a rental is taken for less than the minimum stay, a cleaning surcharge of \$65 is required. Initial _____

6. **INCLUSIVE FEES** – Rates do not include cleaning fee, or state sales and local hotel/motel taxes. Taxes are not charged on the cleaning fee.
7. **NO DAILY MAID SERVICE** – While linens and bath towels are provided, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the cabin. Prior to your departure, please leave used linens and towels on the floor in the bathrooms.
8. **RATE CHANGES** – Prior to reservation deposit being paid, rates are subject to change without notice.
9. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
10. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
11. **Parking** – Parking is limited to four (4) vehicles. Vehicles are to be parked in the designated gravel parking area only. Parking on Carrie Cox Drive is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
12. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms or weather conditions. Mountain roads can be curvy and steep and ice and snow can make roads impassable. We do not refund due to road conditions.
13. Please be respectful of others in the neighborhood and avoid excessive noises and activities that may offend others. The City of Helen police are instructed to uphold the city's noise and nuisance ordinances.
14. The property owners are not responsible for any accidents, injuries, illness that occur while on the premises. The owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By signing below, I agree to all terms and conditions of this two-page agreement. (please initial page one)

Signature: _____ **Date** _____

Home phone: _____ **Traveling phone:** _____

Traveling car tag # & state _____

Reservation dates: _____ **Number in party:** _____

Mail checks to: Greear Properties • P.O. Box 252 • Helen, GA 30545
Physical address of cabin: 109 Carrie Cox Dr. • Helen, GA 30545
Phone numbers: 706-809-0958 voice — 615-858-3478 efax
Email: david@helenriversidecabin.com