

RENTAL POLICY AND AGREEMENT 2012

River Dwelling
Blue Ridge, Georgia
404-309-7248 (t) 404-794-7248 (f)
www.riverdwelling.com

This agreement constitutes a contract between the Guest (s) and River Dwelling

CHECK-IN TIME- is after 3:00 P.M. and **CHECK-OUT** is before 10:00 A.M.

CABIN RATES & TAXES – River Dwelling is \$230.00 a night (7 or more people requires \$5 additional per person per night). A 7% sales tax and 5% lodging tax are added.

RESERVATION REQUIRMENTS- 50% of total rental fee in advance of the arrival date and a signed **RESERVATION AGREEMENT** are required to secure a reservation. Within 60 days of the booked date, the entire rental fee will be due. A \$300.00 security deposit and a \$100 cleaning fee are also required within 60 days of the booked date. River Dwelling accepts Money Orders, checks drawn on U.S. Banks and Credit Card/PayPal payments.

SECURITY DEPOSIT- A security deposit of \$300.00 will be held against your credit card or held in the method of payment you used for no longer than 5 days after your departure. We reserve the right to keep all or part of your security deposit for any damages to the property or failure to leave the cabin in a neat and orderly condition. If it isn't broken or damaged before your arrival, but is after your departure, Guest(s) will be held responsible for the repair or replacement.

CANCELLATION- If cancellation is made 30 or more days before date reserved, your reservation deposit will be refunded in its entirety. **NO REFUND IF CANCELLATION IS LESS THAN 30 DAYS BEFORE THE RESERVED DATE.**

CONFIRMATION- Confirmation of the reservation along with instructions for access to the cabin will be e-mailed upon receipt of the reservation advanced payment and a signed reservation agreement form.

KEYS- All keys must be returned to designated location upon departure. Our rental cabin is privately owned and Guests are responsible for lost keys. If the property must be re-keyed in the event the key is lost, misplaced or not returned. Guests will be responsible for the repair or replacement.

ADDITIONAL GUESTS – Rates are based on a per night occupancy for 1-6 persons, including children. Additional guests are \$5.00 per person per night. Occupancy is limited to **REGISTERED GUESTS ONLY**. Occupancy by more than the number of people stated in the rental agreement will result in the **forfeiture of all rental fees, security deposit and any additional charges.**

SATELLITE TELEVISION – We do not guarantee any programs or events. If the remote control is lost or broken the guest will be responsible for replacement of the remote control as well as the cost of programming.

TELEPHONE CALLS-All long distance calls are to be placed using a credit card or calling card. Cell phones work in some areas, but since you are in the mountains please realize your cell phone may not work. You are not able to dial direct long distance from River Dwelling. The cabin phone is for local calls only.

HOT TUB- Hot Tubs are cleaned prior to your arrival. Please do not use bubble bath or soap of any kind in the tub. Doing so will result in additional cleaning charge. Do not permit use by children. Observe reasonable time limits (generally 15 minutes) for your use of the hot tub. **DO NOT USE THE HOT TUB IF THE TEMPERATURE IS GREATER THAN 104 DEGREES FAHRENHEIT.**

FIREPLACES- Our cabin is a wood burning fireplace. We do not supply firewood.

BARBEQUE GRILL- Our cabin has a charcoal grill. We do not supply charcoal or lighter fluid. Please be sure to use the grill responsibly.

SMOKING- **ABSOLUTELY NO SMOKING IN THE CABIN.** Failure to observe this rule will result in the loss of your security deposit. Please do not litter, ashtrays are provided for your outdoor use.

ALCOHOLIC BEVERAGE – By Georgia Law, no drinking of alcoholic beverages by persons under the age of 21 is allowed.

PETS- **NO PETS ALLOWED.** Failure to observe this rule will result in the loss of your security deposit. We recommend Mountain Dog Boarding (www.mountaindogboarding.com) – Phone: (706) 374-9021

LINENS- Our cabin is supplied with linens, towels, blankets and pillows. River Dwelling provides your initial supply of paper products, soaps, detergents, trash bags, etc for your convenience.

REPAIRS/SERVICE CALLS- River Dwelling cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TV's, Satellite receivers, DVD players or other appliances. Please report any equipment that is not working properly to River Dwelling. We will make every effort to resolve the problem as quickly as possible. Should a repair person make a call to the cabin and find the equipment is in working order and the problem was due to Guest(s) oversight or neglect, the charge for the service call will be the guest(s) responsibility. Guest(s) understand and agree that River Dwelling or its repair people may need access to the cabin for the purpose of repair.

REFUNDS- or rate adjustments are not made for any inconvenience due to construction noise, equipment failure, early departures, delayed arrivals or reducing the number of nights reserved with less than 30 days notice. No refunds or re-schedules due to inclement weather. River Dwelling is not liable for events beyond their control.

TERMINATION BY OWNER- Guest(s) shall not disturb or offend neighbors, discharge any firearms or use fireworks of any kind in accordance with the state of Georgia, Fannin County Law. No one under 25 will be permitted to enter into a rental agreement and must be part of the rental party. In order to preserve the beauty and peaceful surroundings, we reserve the right to refuse service or terminate rentals for drunken, loud, or unruly behavior.

CHECK-OUT PROCEDURES- Please leave clean dishes in the dishwasher. No dirty dishes should be left in sink or on counter. Please bag all garbage and place in bins provided outside under the front stairs. All garbage must be bagged. Please lock all doors and turn both upstairs and downstairs AC/Heat units OFF before departure.

