

## **Keowee Cottage Rental Agreement**

This rental agreement is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2008 between

Harriet and David Woodward as Owners, and \_\_\_\_\_ as Renter(s).

Home address: \_\_\_\_\_

Number of guests: \_\_\_\_\_ Adults \_\_\_ Children

Phone/Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

1. Owner agrees to rent to the Renter(s) the premises located at **3852 Walhalla Highway, Six Mile, SC (Keowee Cottage)** starting \_\_\_\_\_ thru \_\_\_\_\_. Check-in time is after 3 PM and check-out time is before 10 AM to allow necessary time for the cleaners to get the home ready for the next guest.
2. Renter(s) agrees to pay Owner, the following:

Rent	\$
Damage Deposit	\$ 400 (refundable)
Cleaning fee	\$ _____
Total due	\$ _____
Balance due 30 days prior to arrival	\$ _____

*\*\* A **Reservation Fee** of \$ \_\_\_\_\_ is required to reserve the unit and must be received within 10 days of reservation. The remaining balance of \$ \_\_\_\_\_ is due 30 days prior to the arrival date.*

3. If damage caused by Renter(s) exceeds the amount on deposit, Renter(s) agrees to pay for such damages upon receipt of damage notification.
4. The premises shall be used for residential purposes only and Renter(s) shall peacefully and quietly occupy same and shall not interfere with the rights and well-being of any neighbors or others. Renter(s) shall permit no activities on premises, which are contrary to any law, ordinance and/or any applicable health and/or fire department or insurance policy provisions.
5. Renter(s) may not sublease or assign use of premises or their rights under this agreement to another party without the prior written consent of owner.
6. Renter(s) agree to comply with the list of **Rental Guidelines** for occupancy posted in premises.
7. Renter(s) shall treat the premises as they would their own home and leave same in a clean, sanitary and "same" condition upon exit.
8. The maximum occupancy of these premises at any given time is 8 persons. No exceptions will be made.
9. Pets are not allowed. No exceptions will be made.
10. Absolutely no smoking is allowed in the home.
11. We cater to family groups and do not accept reservations for vacationing students. Persons under age 25 unaccompanied by a parent will not be permitted to register and will be subject to forfeiture of all monies received.
12. **Cancellation Policy:** The **Reservation Fee** will be refunded if we are notified of cancellation at least 45 days prior to scheduled arrival date. If notified of cancellation at anytime less than 45 days prior to scheduled arrival date, the Reservation Fee will be forfeited.
13. Renter(s) agree to report immediately to Owner or Owner's agent any mechanical, electrical, and plumbing or other problems with the premises including any sustained damage so we may quickly address it.

14. It is expressly understood and agreed that neither owner nor any owner's agents shall be liable for any damages or injury to Renter(s), his family or guests or to any of their property from whatever cause arising from occupancy of said premises by Renter(s), his family and guests. Renter(s), his family and guests bear all risks of any injury and/or damage and/or loss of personal property incurred during their stay.

Renter(s): \_\_\_\_\_

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

Harriet and David Woodward: \_\_\_\_\_

728 Barongate Drive

Lawrenceville, Georgia 30044

770-982-0808

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