



Mountain Air Cabins, LLC
Natural. Comfortable. Beautiful.

September 6, 2009

Dear Mr. & Mrs. Guest,

Thank you for choosing our mountain cottage for your vacation. We hope you have a pleasant stay. The cottage is located in the Mountain Air subdivision at 335 Mountain Air Road, Franklin, NC 28734, Phone # 828-369-7310.

Your confirmation is as follows:

Check-in date: Anyday, 10-23-2009 after 3:00 PM EST (No early check-in please)

Check-out date: Anotherday, 10-28-2009 by 10:00 AM EST

Number of people in party: ___ adults, ___ children, ___ pets

After I receive your \$200 refundable security deposit, your bill is as follows:

Total bill: \$XXX.XX = \$xxx.xx (rental rate) + \$75 (cleaning fee) + \$xx.xx (10.75% state tax) + \$50.00 (pet fee)

Final payment is due on September 23rd, 2009 (30 days prior to arrival).

Once we receive your signed contract and rules, your dates are officially reserved. Upon your arrival, the security deposit converts to a damage deposit.

As soon as I receive your final payment, I will send the key box combination and instructions.

Please sign and return 1 copy of this confirmation, and 1 copy of the rules along with your full payment to the following address (**not** the Franklin address please):

Darrin Millsaps
1746 Crowes Lake Court,
Lawrenceville, GA 30043.

Thanks! Have a great vacation!

Darrin Millsaps

Signature: _____ Date: _____



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Cancellation Policy

1. In the event that you need to cancel your visit, we will refund all payments made, less an administrative fee of \$50 only if the home is re-booked for the cancelled dates. If the house is not rebooked, you will not be refunded any of the funds paid for your stay.
2. The first day of the rental, there will be no refunds for any reason. No credit will be given for shortened stays due to late arrival or early departure for any reason.
3. No refunds will be given for cancellations due to weather.
4. If you cancel 30 days or more before your scheduled arrival date, there is a \$50 cancellation fee that will be deducted from your security deposit refund.
5. MONTHLY RESERVATION CANCELLATIONS - Monthly guests must cancel one hundred twenty (120) days prior to check-in. If a change results in a shortened stay we must be made at least ninety (90) days prior to check-in.

RENTAL RULES AND REGULATIONS

The cottage is located at 335 Mountain Air Road, Franklin, NC 28734, Phone # 828-369-7310

1. CHECK-IN TIME IS AFTER 3:00 PM EST AND CHECK-OUT IS 10:00 AM EST. No early check-ins please.
2. When you arrive, the cottage should be clean and set up with appropriate linens. If it has not been cleaned or if there are any problems, please contact us **immediately** at 770-378-5935 or 770-682-7134.
3. This is a NON-SMOKING cottage.
4. Pets are permitted only with prior approval. \$25 pet fee applies. All pets must be leashed when outside the house. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Due to the very wooded environment, fleas and ticks are probable and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cottage owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
5. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
6. DAMAGE/RESERVATION DEPOSIT - A damage/reservation deposit of \$200.00 is required before your reservation is considered officially reserved. The deposit automatically converts to a damage deposit upon arrival. The deposit is NOT applied toward rent; however it is fully refundable within fourteen (14) days of departure, provided the following provisions are met.
 - a) No damage is done to the cottage, its contents or the property, beyond normal wear and tear.



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- b) No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c) All trash, rubbish and discards are removed to a public collection site, such as the one on US 64 (Highlands Rd.) just outside of Franklin, and soiled dishes are placed in the dishwasher and cleaned. All sheets and towels to be washed are placed in the laundry room.
 - d) Keys are returned to the key box and the cottage is left locked.
 - e) All charges accrued during the stay are paid prior to departure.
 - f) No linens are lost or damaged.
 - g) No early check-in or late check-out.
7. PAYMENT - Payment in full is due 30 days before arrival. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Mountain Air Cabins, LLC. For credit card payment, please ask for instructions.
8. The fireplace is for use from October to March only.
9. MAXIMUM OCCUPANCY - The maximum number of guests in the cottage is limited to eight (8) persons.
10. MINIMUM STAY - This property requires a three (3) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three (3) days, the guests will be charged the two-night rate.
11. INCLUSIVE FEES - Rates include a one-time linen-towel setup.
12. NO DAILY MAID SERVICE - While linens and bath towels are included in the cottage, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cottage.
13. RATE CHANGES - Rates subject to change without notice prior to confirmation.
14. 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.
15. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. PARKING - Parking is limited to four (4) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing, applicable fines/towing fees and is the sole responsibility of the vehicle owner.
17. STORM POLICY / ROAD CONDITIONS - No refunds will be given for storms. Mountain roads can be curvy



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and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

18. We do everything possible to keep all equipment in the cottage in good working order at all times. However, we cannot guarantee against broken equipment or appliances. There will be no refunds, or pro-rated rent in the event of a problem beyond our control. We will make every effort to have repairs done quickly and efficiently. Sometimes it may be necessary for an outside person to enter the house during reasonable hours. There will be a charge to you if we call a repair or maintenance person and there were no repairs needed.

19. The cottage is privately owned. By signing this agreement, you agree to assume the risk of, and to hold harmless, the owners of the home from and against any liability, property damage or loss sustained by the owner, the guest, the family of the guests, or other persons, resulting as a consequence of any cause occurring during the period of the guests use of the house. The owner or the owners representative may enter the house during reasonable hours to inspect the house, to make such repairs, alterations, or improvements deemed appropriate without written permission of the guests.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER BY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Signature: _____ Date: _____