

# Helen Cabin Rental Agreement/Contract

[www.gamountaincabinvacation.com](http://www.gamountaincabinvacation.com)

Owners: Steve & Sandy Shuey

## 1. Reservation/Payments

A deposit of 50% of the total fee is required to guarantee your reservation. Your deposit goes towards your total cost. The remaining balance is due 30 days prior to arrival date. Any reservation that is made within 30 days of arrival must be paid in full at time of reservation. After balance is paid, look for a cabin information package in your mailbox about a week prior to your arrival date.

## 2. Age Requirements

We require at least one 25 yr. old individual to be occupying the cabin during the entire term of this rental agreement. The individual who signs this rental agreement agrees that they will be the occupant of this cabin during the entire term of this rental agreement and that he/she meets the age requirements.

## 3. Cancellation Policy

For a refund for all short term rentals, cancellation must be in writing 30 days prior to the scheduled date of arrival:

- 30 days or more receive full refund minus a \$100.00 cancellation fee.
- 30 days or less there is no refund
- (but your total payment has been received your \$250.00 security deposit is returned)

For all reservations on rentals exceeding a two weeks stay a cancellation notice must be received in writing 60 days prior to the original arrival date.

*There are NO Refunds for early check outs or no shows.*

*No refunds due to inclement weather.*

## 4. Check-In Time & Check-Out Time

You may check-in at 4:00pm on day of arrival and check-out 11:00am on the day you depart.

## 5. Cleaning

There will be a \$125.00 cleaning fee added to the price of the rental. No daily housekeeping is included in these rates. Washer & dryers are provided in the cabin for your use and convenience. Bed linens & towels are provided. Guest may not add any objects or chemicals to Hot Tub. All children must have adult supervision. Guest will be charged if any additional cleaning is required.

## 6. Occupancy

The guest agrees not to exceed the maximum number of occupants specified in the description of this property. The maximum amount of occupancy is fourteen (14) persons. While there may be several occupants staying in a cabin only the reserving party is required to sign the agreement.

## 7. Pet Policy

A \$50.00 Pet fee is charged per pet. A maximum of 2 pets are allowed. Owners are responsible for cleaning up after there pets.

## 8. Wood Burning Fireplaces

Guest agrees to only use hardwood or Duraflame firewood in the fireplace. Pine wood, charcoal, lava rocks, accelerants etc. are prohibited. Guest further agrees NO fires will be left unattended and that the fireplace screen will be kept closed.

**9. Damages/Repairs**

Guest agrees to inspect the condition of the cabin and to notify the owner within 2 hours of check-in if there are any damages to the unit that may have occurred prior to check-in. Should any repairs be needed during your stay, guests are to notify the owner so arrangements can be made to correct the problem.

**10. Day of Check-Out**

To give plenty of time for the cleaning service and incoming guests, please remove all garbage, personal items, and food left in the kitchen. Return all furniture to original positions. Check out is by 11:00am. If any excessive cleaning is required after guests depart, a \$90.00 charge will be billed to the departing guest. Please do not leave any garbage that contains food outside. Bears and other wildlife are attracted to any food left in garbage or cars on the property. Please leave your garbage in the containers provided for you outside. Please secure the lid with latches/locks or bungee cords.

**No Smoking is allowed inside the cabin.**

**Due to the extreme drought conditions, please be sure to completely and safely dispose of any items. Do not throw Cigarette butts on the property.**

**11. Terms and Conditions**

Guest agrees to release any claim or liability for loss or damages in connection with rental unit including any personal injury or damage or loss of property which may occur during your stay to any guest or invitee. Damages that occur to rental units during the term of this rental agreement are the signing lessee's responsibility to replace or repair (to owners discretion) within 5 days of check out. We hope you have a wonderful vacation. **We only ask that you treat our home as if it were your own.**

Guest agrees that he/she has read all policies and procedures provided.

\_\_\_\_\_  
*Signature of reserved guest*

Print name: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

Reserved dates: \_\_\_\_\_

Total number of adults that will be in unit: \_\_\_\_\_

Number of children: \_\_\_\_\_ ages: \_\_\_\_\_

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

**Please sign and return agreement. Combination Key Code will not be activated until Cabin Contract is received. FAX TO 706-863-0053**

Thank you for choosing our home in the mountains. We hope you enjoy your vacation. If there is any additional information I can provide for you please e-mail me at sshuey2@aol.com or call 706-863-5154.

Thank you,  
Sandy Shuey  
Hope to see you next year.