



RENTAL AGREEMENT

Please initial each page and sign at the bottom of the agreement in the space provided.

Please return it to the following address: The Choo-Choo House, 221 Galbraith Creek Road, Bryson City, NC 28713.

Occupancy: Rental price is for the base occupancy. Occupancy is stated as a range where the lower number represents how many guests can sleep in beds and the upper number includes additional guests sleeping on futons. There is an extra charge per stay for additional guests. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult, guardian or parent.

Tax: 10.75% tax (or the current legal rate) is charged on all rentals.

In & Out: Check In is after 3PM and Check Out is before 10AM. No early Check Ins. We need the in-between time to prepare for our next guests.

Payment: We accept Master Card, Visa and Discover Card. A 50% deposit by credit card is required to confirm a reservation. The balance of the rent and tax is due at least 30 days prior to the stay. We don't charge a booking fee. The deposit is refundable (less a \$25 charge or 5% of the refund amount, whichever is greater) only with written cancellation at least 30 days prior to arrival date. Without 30 days notice, deposits are only refundable if the house is re-rented. Cancellations within 7 days of scheduled arrival (including No-shows) are obligated for the entire amount of the reservation, unless the house can be re-rented.

Damage Fee: A damage fee/charge of \$200 may be charged (per North Carolina statutes) to your credit card upon check out if damages, theft or unpaid charges caused by the Tenant, their family and guests have occurred to the house during your stay. Upon arrival, please report any problems or damages or we must assume these occurred during your stay. Additional charges may also be used for lost keys (\$15 each) or lockouts, check fees, having pets on premises, smoking, trash removal, excessive cleaning fees, linens lost or damaged, for expenses resulting from agreement violations or for too many guests. We do not permit towels or linens to be taken from the house. Please bring your own beach towels for swimming rafting tubing, etc. Charges could exceed the basic \$200 amount based on our inventory after your stay. There are no refunds for early departure.

Smoking: **NO SMOKING IS ALLOWED.** Any evidence of smoking inside the house will cause entire damage amount to be forfeited. Please restrict all smoking to outside areas and clean up all cigarette butts and smoking materials from the grounds.

Pets: PETS ARE NOT ALLOWED. Pets brought to the house can result in immediate eviction with forfeiture of remaining paid stay.

We Provide: Dishes, kitchen utensils, cookware, bed linens, blankets, pillows, towels.

THE CHOO-CHOO HOUSE



You Provide: We recommend that you bring or purchase a consumable supply (paper products, trash bags, soap, detergent and toiletries). There will be a “starter amount” of these when you arrive, but it is not meant to last your stay. Gas grills and tools are furnished.

Occupancy: The maximum number sleeping per suite is limited to six (6) guests. A charge of \$10.00 per person per night will be assessed for the use of futons.

No Daily Linen Service: Linens and Bath Towels are included in each suite. However, we will leave extra towels and wash- cloths in the bathroom cabinets.

Parking: Parking is limited to 2 vehicles per suite.

REFUNDS: Inconveniences such as power outages, weather conditions, acts of God, allergic reactions road closures, neighborhood noise and /or things beyond our control will not result in refund of reservation charges.

PARTIES: You may invite friends over for dinner, and a visit, however no additional guests may sleep in beds other than the number paid for in the maximum occupancy agreement. The house may not be used for parties or receptions without prior approval.

ITEMS LEFT BEHIND: If you leave something behind after your visit, please call us as soon as possible so that we may make every effort to return items to you if you desire. We will charge for shipping and handling. Charges will be charged to your credit card.

TELEVISION/DD PLAYERS: Cable TV and wireless internet are provided. Due to circumstances beyond our control there may be interruptions in service due to storms, power outages or other related weather conditions related to being in the mountains! Parents please supervise your children in the use and content of programs watched by your children on TV, DVD’s or internet. Property owner does not assume responsibility for inappropriate materials not suitable for all ages. Please return all remote controls to TV’S and DVD Players.

The Choo- Choo House is privately owned; the owners of the property will not assume responsibility for accidents, illnesses or injuries of guests or others whom they invite to use the premises occurring while on the rental property. We will not be held responsible for the loss of valuables or personal belongings. We will assist in trying to locate missing items when reported.

I agree to all terms and conditions of this agreement:

Printed NAME: _____

SIGNATURE: _____ **DATE** _____