

Rental Agreement–Whistle Stop Lodge 26 Eagle’s Nest, Watia Rd. Bryson City, NC

If you have any questions or concerns after checking AVAILABILITY CALENDAR and reading RENTAL AGREEMENT below, then call Jerry Dicus, Owner at 419-221-3022, 800-379-5122, or email WhistleStop@watchtv.net

Arrive Saturday after 4:00 pm, Depart Saturday by 10:00 am. Other arrangements can be made.

To check availability, please call Jerry at 419-221-3022.

Short Term Rental Agreement (Below)

Jerry R Dicus, Owner rents 26 Eagle’s Nest Watia Rd, Bryson City, North Carolina to the

following tenant:

Name _____

Home Address _____

City _____ State _____ Zip _____

Home Phone _____ Business Phone _____

Drivers License # _____ Car License plate # _____

Number of Guests _____ Number of Autos _____

Fax Number _____ E-mail _____

of Nights _____

Rental term:

After 4 pm _____ / _____ / _____ to _____ / _____ / _____ Before
10 am. Day (date) Day (date)

Rent _____

10% of Rent-County Occupancy Tax _____

\$400 Security Deposit _____

Total Due: _____

*Tenant to pay by check or credit card at least \$400 or up to 100% of the total due and send

priority mail, overnight service, or regular mail. If paying by credit card please call 419-221-3022 to submit credit information. Initial payment must be postmarked within 48 hours of rental agreement acceptance and received by Manager within 10 days of rental agreement acceptance or this agreement shall become voidable by Manager. The balance of total due, if any, shall be paid within 20 days of occupancy.

Tenant to leave Lodge in semi-clean condition, washing dishes, stripping used beds of sheets and pillowcases and leaving in front of washer along with used towels for linen service.

All or any portion of the security deposit may be used for:

- 1.) Repair or replace damaged property caused by tenant or by tenant's guest. 2.) Professional cleaning (changing sheets and towels, making beds, cleaning bathrooms and kitchen, vacuuming, etc. after departure and readying for next tenant. Current tenant charge is \$100 for normal cleaning.

By signing this agreement the renter takes on full and sole responsibility for the renter and any member of their party. The owner is in no way responsible for any physical, emotional, monetary, or any damages. The owner is not responsible for lost or stolen property. The renter and their party agrees not to sue the owner in the event of personal injury or loss. If any member of the party damages or destroys property of Jerry Dicus, then the renter shall be held liable for the cost of replacement or repair at the Owner's discretion.

The balance of security deposit will be mailed to tenant within 30 days of the tenant's vacation of the premises, along with notation of any additional offsets for telephone, damages, etc.

Cancellation may be made 30 days before arrival date for a refund less a 20% service fee.

Cancellations made within 19 days of arrival date will receive a rain-check for 50% of the deposit amount valid for one year. Vacation insurance can be purchased from your travel agent.

Tenant shall not use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance upon or about the premises. No smoking inside of the lodge. No pets are permitted in lodge. 7+-car private space is provided in front of the Whistle Stop Lodge. Outgoing long distance calls by phone card or collect only please. Phone/answering machine at Whistle Stop Lodge is 828-488-5512. Owner, realty agent, or repair subcontractor may access the townhouse twice maximum during rental term after notifying via telephone.

This rental agreement and any modifications, including any photocopy or fax, may be signed in one or more counterparts, each of which will be deemed an original and all of which taken together will constitute one and the same instrument.

I found the rental listing ad on:

Tenant Signature: _____

Today's Date: _____

Manager Signature: _____

Today's Date: _____

Please print this agreement form and fax back signed completed rental agreement to 419-221-2220 to request reservation. If acceptable, we will fax back or send a manager signed copy to you. Checks payable to:

Jerry Dicus

20042 Buckland-Holden Rd

Lima, OH 45806 USA