



## **Rental Terms Summary**

**Air Conditioning:** Yes

**Cancellation:** All cancellations must be submitted in writing and e-mail is acceptable. If the home can be re-rented for the same time frame, all of the advanced rental payment will be returned less a \$50 cancellation fee. If the cancellation occurs, within 30 days of arrival date and the home can not be re-rented, the total advanced rental payment is forfeited. If the cancellation occurs more than 30 days from arrival date, 50% of the advanced rental payment is forfeited along with a \$50 cancellation fee.

**Check In - Check Out:** Please check-in between 4 pm and 5 pm and check-out no later than 10 am. Other times may be an option though they may require additional charges and must be confirmed in advance.

**DSL:** Internet access is located in the small dining area off of the kitchen.

**Emergency Services:** Call 911.

**Firewood:** All firewood on the premises is the property owners and we ask that you please replace all that is borrowed. To purchase firewood locally, call Sam's Firewood (828) 526-5244.

**Garage Door Opener:** One garage door opener is available upon request and should be returned with the keys upon departure. Failure to return the opener will result in a \$150 deduction from the security deposit.

**Household Items:** The following are included in the rental unit: basic kitchen equipment, linens, towels, toilet paper, paper towels, hand soap, dishwashing and dishwasher soap and general cleaning supplies.

**Housekeeping:** A fee is required for general cleaning after your departure. To assist with the preparation for the next renter, please leave all linens on the bed. In addition, remove all trash from the premises. If trash is left at the house, there will be a minimum charge of \$50. Please clean all dishes (you may leave clean dishes in the dish washer). Lastly, dispose of all food in

and out of the refrigerator. If you received approval to bring your dog(s), there will be an additional cleaning fee.

The recycling/trash center is located down Hale Ridge Road (adjacent to Scaly Mountain Outdoor Center and across from the BP) approximately 1 mile on the right and is open Monday, Tuesday, Thursday and Saturday.

**Keys:** Two sets of keys (front door and door adjacent to garage) are provided and must be returned upon departure. If keys are not returned, \$20 per set will be deducted from the deposit.

**Linens:** Linens and towels are provided.

**Maintenance:** Please report all damages or malfunctioning equipment immediately so that we can facilitate a prompt repair. We will do our very best to complete all repairs as soon as possible though can not assure that this can be accomplished or provide a rebate.

**Personal Items:** Please carefully check for personal items prior to your departure as we can not be responsible for anything left behind. If an item is accidentally left, we can make arrangements for its return and deduct delivery charges from your security deposit.

**Pets:** Please contact us to discuss our policy for allowing pets. Unless, prior approval is received, pets are not allowed.

**Phone Service:** Local phone service is provided. No long distance calls should be charged to the residence and if this occurs, all charges will be deducted from the security deposit.

**Reservations:** To confirm reservations, please submit 50% of the rental amount and a signed Rental Agreement within 10 days of receiving the agreement. The balance plus taxes, security fee and cleaning fee are due 15 days prior to the rental date. All funds are deposited into our escrow account. We do not accept credit cards, so please make checks payable to Futral Properties.

**Sales & Occupancy Tax:** For rentals less than 90 days, a mandatory 7% North Carolina tax and a 3% Macon County tax will be applied to rental fees.

**Security Deposit:** The cost of all damages that exceed normal wear and tear will be deducted from the deposit. If the damages exceed the deposit, the balance will be collected from the renter. If excessive cleaning is required, the balance will also be deducted from the deposit. By North Carolina law, the security deposit must be returned within 45 days of departure.

**Smoking:** Smoking is allowed outside of the home. Please know that if smoke is detected within the home, an additional cleaning fee will be deducted from the security deposit.

**TV/DVD/Satellite:** There is a television in each bedroom and DVD player in the living area. However, reception, service or immediate repair can not be guaranteed. If a malfunction occurs, we will do our best to correct the problem though we can not provide replacement or rebate.