

ON LINE LEASE AGREEMENT
“Le Beau Chalet”
615 Loop Road, Gatlinburg, TN 37738

Welcome and thank you for reserving your vacation with us. Please use the following instructions to complete your reservation.

- 1) Print out the resort **lease agreement** (Front rate page and the terms and conditions). If mailing, please make a copy for yourself.
- 2) Fill in the desired arrival and departure dates.
- 3) After matching up the dates to the rates, please calculate your lodging and place in the lodging line.
- 4) The **TAX** fee would be 12.75% of the rent & cleaning combined. (Example, the combined rate of lodging and cleaning is \$500, that tax would be $\$500 \times 0.1275 = \63.75).
- 5) Add the lodging, tax and cleaning fee and write into the total, as this will be the **total payment** for your stay. (Note: if you choose to pay via Credit Card, this total is subject to a 3% fee)
- 6) Please fill in your **contact information** including number of guests. If paying by credit card, please include this information. The deposit is honored via the credit card. We do not charge the card at this time; however, we do verify the funds.
- 7) **You have two options to secure the booking.** 1) Send the signed agreement along with a \$200 check or money order directly to the remit to address on the agreement or 2) Insert your credit card number and initial the space provided giving us authorization to charge the card for security/damage deposit and or your lodging payment. To expedite, please scan/email or fax both pages of the agreement to 888-532-1SUN by using your credit card to secure the deposit and pay for your stay. (We accept VISA and MASTERCARD including a PayPal account). We accept the bookings on a first come and first serve basis.
- 8) The **full payment** is required two weeks prior to your check in date. If you use the credit card, we will automatically charge the card approx 2 weeks prior unless otherwise instructed by our guest. Please note if the check in date is within 15 days of today’s date, we require payment in full to payment to book.
- 9) You are not officially book unless; you receive a confirmation via email from us regarding the availability and verification of funds. Please write legibly.
- 10) The **key codes** and **check-in information** will be sent directly to you as soon as we receive the signed contract and lodging is paid in full. Please contact us at 770-720-6316 if you have any questions.

ON LINE LEASE AGREEMENT

"Le Beau Chalet"

615 Loop Road, Gatlinburg, TN 37738

Check in Date _____ / _____ / 2010 **after 4:00 pm**
Departure Date _____ / _____ / 2010 **prior to 10:00 a.m.**

Lodging Fee \$ _____
Cleaning Fee \$ 89.00 **Total Lodging paid by (2 weeks prior):**
Tax 12.75%(Lodge & Clean)\$ _____ **Credit Card or Check (circle one)**
Total (Lodge + Clean + Tax) \$ _____

*** If guest pays by Credit Card, the total is subject to a 3% processing fee.

If paying by credit card;

Please respond to a "PayPal" email for payment. A PayPal account is not necessary.

\$200 Refundable Security/Damage Deposit X_____ initial if you choose to use your credit card as your security deposit, otherwise, a \$200 check with your contract is required.

How did you hear about us? (Circle one)

VRBO; Vacation Rentals; HomeAway; YourBeachRental.com; YourCabinRental.com; Referred by _____

PAYMENT Terms:

- Acceptable forms of payment include personal checks, travelers' checks, bank money orders, cashiers checks made payable to **Mountain to Sea Resorts, Inc. We also accept Visa and MasterCard**
- The Security/Deposit can be submitted via a check or by using credit card # and initialing above in the box.
- Full payment is due 14 days prior to the check in date prior to the release of check-in information

Card Number _____ - _____ - _____ - _____ exp date ____ / ____ / ____
Billing address (exact as it appears on your statement) **Security code** _____
Name _____
Address _____
City _____ State _____ Zip _____
I hereby give permission to charge my credit card for the amounts above. By Signing Below, I agree to all terms and conditions of this agreement.
Signature _____

Number of Guests _____ (8 max) Any guest under 25? _____

Lessee _____ (Must be 25 or older)

Address _____

City _____ State _____ Zip Code _____

Home Phone _____

Cell Phone _____

Email _____ Today's date: _____

REMIT TO:

Mountain to Sea Resorts, Inc
3760 Sixes Road, #126-178
Canton, GA 30114
Fax number 888-532-1SUN
yourvacationrental@comcast.net

Office Use:

Deposit or Fax Recd _____ / ____ / 10 **CC Ck#**
Rent Received _____ / ____ / 10 **CC Ck#**
Confirmed _____ / ____ / 10 E V
Mailed Keys or code _____ / ____ / 10 E M
Cleaning Scheduled _____ / ____ / 10

Rental Policy and Agreement

Property Location "Le Beau Chalet"
615 Loop Road, Gatlinburg, TN 37738
www.yourcabinrental.com

This agreement constitutes a contract between the Guest(s) and Mountain to Sea Resorts, Inc as (MTS).

CHECK-IN TIME is 4 PM at 615 Loop Road, Gatlinburg, TN. Keys or lock box code will be mailed to the guest after receiving full rent paid in full. MTS will use all reasonable efforts to have the cabin ready for guest occupancy at check-in time, but MTS cannot guarantee the exact time of occupancy.

CHECK-OUT TIME is prior to 10 AM. Please be prompt as to allow us to have adequate time to prepare the cabin for the next guests and return all keys to MTS address to avoid additional charges.

RESERVATION REQUIREMENTS – \$200 security/damage deposit in advance of the arrival date and a signed RESERVATION AGREEMENT is required to secure a reservation. MTS accepts Money Orders and Checks drawn on U.S. Banks. Balance of rental fee is due 15 days prior to arrival with cash, credit card, certified funds, or traveler's checks.

CANCELLATION – A \$45 administration fee is assessed for all cancellations. However, if Guest(s) cancel less than Thirty (30) days prior to their arrival date there will be NO REFUND. For a refund of deposit, cancellations must be in writing and sent by certified mail 30 days prior to arrival date (less a \$45 administration fee) TO:

Mountain to Sea Resorts, Inc , 3760 Sixes Road, #126-178, Canton, GA 30114

NO-SHOW POLICY – The total amount of the reservation will be charged along with a \$45 administration fee.

RETURNED CHECKS – A \$35 service charge will be incurred for any returned checks.

CONFIRMATION – Confirmation of the reservation will be mailed, faxed or emailed to Guest(s) upon receipt of the deposit and a signed reservation agreement form. Please read the confirmation for accuracy of dates, mailing address, number of adults and/or children and accommodations. Report any errors to MTS within seven (7) days of mailing. Pay close attention to the number of persons on the confirmation. Occupancy is limited to REGISTERED GUESTS ONLY. Absolutely no overnight visitors are allowed without prior arrangements made in advance in writing to MTS.

ADDITIONAL GUESTS (More than the reservation agreement states) – Additional guests, over the age of 12, must be pre-approved by MTS and there will be a charge of \$20 per person per night. There is no charge for children under the age of 12.

KEYS – All keys must be returned to the MTS address after departure. Guests are responsible for lost keys. The property must be re-keyed in the event the keys are lost, misplaced or not returned and you will be responsible for the cost of this procedure.

SATELLITE TELEVISION –MTS does not guarantee any programs or events.

TELEPHONE CALLS – All cabins are equipped with a telephone. All long distant calls are to be placed by credit card, 800 or calling card.

FIRE PLACES – Cabin does have a gas burning fire place. We make attempts to keep the tank full at all times, however, are not responsible for an empty tank during your stay.

BARBECUE GRILLS – Charcoal is NOT provided for cabins with charcoal grills.

SMOKING – Smoking is not permitted inside any cabin. Outside smoking is permitted but please do not litter.

ALCOHOLIC BEVERAGE – By Tennessee Law, no drinking of alcoholic beverages by persons under the legal age of 21 is allowed.

Pets: Pets are **not** allowed in any rental unit. You will forfeit your deposit if we determined that you brought an animal in the unit!

CABIN FURNISHINGS & EQUIPMENT Moving of furniture is prohibited. If you require special appliances or equipment, please bring them with you.

LINENS – All cabins are supplied with bed linens, towels, blankets and pillows. These items are not changed during your stay. MTS provides your initial supply of paper products, soaps, detergents and trash bags etc. for your convenience.

CABIN DESCRIPTIONS AND RATES – Information regarding our cabin is believed to be accurate but cannot be guaranteed. We have made every effort to ensure that all the information on MTS’s website is current and accurate. The possibility of errors and omissions still exists. We will be happy to confirm all the information or answer any of your questions prior to booking your reservation. Rates, furnishings, fees and taxes are subject to change without notice. Rates for weekly stays are found on our website at www.yourcabinrental.com. These rates are based on up to 8 persons, and include one FREE night. Rates for holidays, special events and weekends may be slightly higher. Rates do not include tax or end-of-stay cleaning fee. Most of our properties can be rented for a three-night minimum stay. Minimum night requirements may vary during holiday or special events.

TAXES AND FEES - An end-of-stay cleaning fee of \$89 is required for all rentals. Applicable taxes are 9.75% state tax and 3% county tax on all rentals.

EXTRA HOT TUB CLEANING – Hot tubs are refilled and cleaned prior to your arrival. There is a \$35 charge if you wish to have an additional cleaning of the Hot Tub during your stay. Instructions are provided at the cabin for proper operation and easy maintenance during your stay.

CHECK-OUT PROCEDURES – We ask that you please comply with the following items prior to check-out:

Property should be left in the same condition it was when you arrived. All litter, cigarette butts and other waste should be picked up from the yard and placed into a trash bag. All trash put in the outside garbage cans by the road. Please lock all windows and doors, set A/C to 78 or heat on 55 degrees depending on the season. We ask that you please wash, dry and put away all the dishes, pots, pans, and kitchen utensils (you can leave clean dishes in the dishwasher).

REPAIRS – SERVICE CALLS – MTS cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TV’s, Satellite Receivers, VCR/DVD players or other appliances. Please report any equipment that is not operating properly. MTS will make every effort to resolve the problem as quickly as possible. Should a repair person make a call to a cabin and find the equipment in working order and the problem was due to Guest(s) oversight or neglect, the charge for the service will be the Guest(s) responsibility. All maintenance repairs must be reported to MTS between 9 AM and 5 PM. Guest(s) understand and agree that MTS or its repair people might need access to the cabin for the purpose of making the repair.

REFUNDS - or rate adjustments are not made for any inconvenience due to construction noise, road repairs, early departures, delayed arrivals or reducing the number of nights reserved with less than 30 days notice. No refunds or reschedules due to inclement weather.

HOUSE PARTIES ARE NOT ALLOWED – Rental guests understand that MTS will accept responsible adults over the age of 25 only. Guest(s) agree that no more than the number of persons listed on the reservation agreement shall occupy the premise overnight. If the unit is occupied by more than the number of persons stated, the result will be a loss of total rent, security deposit and/or additional charge to your credit card. Guests shall not disturb or offend any neighbors, discharge firearms or use fireworks of any kind in accordance with State of Tennessee and County laws.

Mountain to Sea Resorts, Inc reserves the right to refuse service to anyone. All rental cabins are leased without regard to race, color, religion, sex, national origin or handicap.

(If paying by credit card) **CREDIT CARD** – I, the Guest, am providing my credit card number as a guarantee. I agree to pay all rent, accept all terms of this reservation agreement and accept all liability for any damage beyond normal wear and tear during the term of my lease with Mountain to Sea Resorts, Inc. If I fail to do so, I understand that these costs will be charged to my credit card and all credit card sales are final. If you do not have a credit card, please call us so we can make other arrangements.

By signing this, I have read and fully agree to all the above policies and to hold harmless from any responsibility or liability, MTS, Cabin owners and their representatives resulting from any loss, damage or personal injury incurred by any Guest on the rental cabin premise.

Guest _____ Print Name _____

Guest _____ Print Name _____