

KT Cabin Rental
PO Box 20236
Knoxville, Tn. 37940
Ph865-573-9864 Fax 865-609-7001
Email tgilreath@comcast.net

This Residential Rental Agreement made on this _____ day of _____ year _____ between KT Cabin Rental (landlord) and _____ of _____ State _____ Zip _____

- 1) Location _____
- 2) Terms: This rental agreement shall commence on _____ at PM and continue until _____ at AM.

Tennant agrees to pay \$ _____ rental per day
Security Deposit \$ _____ Damage and security
Pet non refundable deposit \$ _____ per pet # of pets _____
Total payable \$ _____

Tenant obligations: Tenant shall keep the dwelling reasonably clean while occupying said property. Departure cleaning is included in fees but tenant must perform duties listed in checkout instructions posted in each unit.

Insurance: Tenant shall be responsible for insuring his or her on personal contents/possessions against fire, theft, and other catastrophes.

Right to access: Tennant shall allow landlord access to the dwelling to inspect premises, make repairs, alterations, or improvements; supply necessary services. Landlord will make every effort to notify the tenant prior to access.

Security deposit: The security deposit of \$ _____ will be refunded within 10 days after term of rental providing the tenant has fulfilled the rental contract.

Any damages found upon departure will be assessed at cost of repair or replacement and deducted from the deposit. In the event the deposit does not satisfy the damages tenant agrees to pay additional monies to satisfy the cost of repair and or replacement\ (tenant initial _____).

Smoking inside the house is strictly prohibited. (If discovered you may be asked to leave)

House Parties: Strictly Prohibited.

Safety and Security

The tenant and all quest acknowledge that the property rented is a rustic log or log like cabin. There are hazards that relate to a rustic cabin/house/dwelling that are not common in hotels, motels, and or day-to-day living. These cabins may have wood stairs, hot tubs, and rough walking terrain. Most cabins are located in wooded areas and may be subject to bugs, animals and other hazards not stated herein. The tenant acknowledges that he or she will make familiar all guest with the hazards of occupying these type of dwelling and hold harmless the owners, landlord, KT Cabins or any employee's of the aforementioned from any claims by injury or loss.

Tenant initial _____

Tenant agrees to be respectful of neighbors (if any). Tenant agrees to occupy only the general area of the rented cabin. Cabins 3228 and 3226 are located next to a horse farm with two additional cabins. KT Cabins do not own or manage these properties. At no time should the tenant wonder, explore or visit the adjacent property. These cabins also have a long gravel drive . Vehicle traffic should be courteous when entering and exiting the drive.

I Have read and understand the terms of this agreement. I as the tenant agree to all the terms and conditions of this contract.

Responsible Tenant

Date

KT Cabin Rental

Thank you for choosing KT Cabin Rental for your vacation. If you have any questions, please give us a call at (865) 573-9864 Monday – Friday from 8:00 a.m. – 5:00 p.m.

The following items are reminders for your visit with us:

Reservations begin at 3pm and end at 10am (Saturday to Saturday during peak season).

Check – In: WE WILL ONLY ACCEPT CASH, CASHIERS CHECK OR MONEY ORDER ON ARRIVAL. Please contact us the day before your arrival for instructions and to give us an estimated time of arrival.

Check – Out is by 10am. Departure cleaning is provided but we do expect you to do the following: Empty refrigerator & food pantry of opened or used items; load & start dishwasher; empty all trash; strip beds & towels, placing them in 1 bathroom.

Lost Keys should be reported immediately. If you depart without turning in the keys to your house, you will be assessed for new locks and the amount will be deducted from your security deposit.

Linen Service is provided, but extended stays are required to wash their own linens as needed.

Inoperative Equipment in your unit should be reported as soon as you notice a problem. We will make every effort to have repairs made as soon as possible. All service requests will be handled within 24 hours if possible – requests after 5pm may not be handled until the next day, except for emergencies.

Gas Grills where provided may need gas. Advise landlord when empty. Charcoal grills are not allowed on decks and porches.

Parking is limited to 2 cars per house. For additional vehicles please check with the landlord.

Pets- If you have arranged to have your pet stay with you, please ask our office for additional rules at check-in.

We look forward to your arrival. If you would like to stay with us again next year, please let us know before you depart. We will give you the first option of renting the same house for the same week the following year.

Thanks, KTCR Management