

Knorr Properties

Rental Lease Agreement

Knorr Properties, a rental management company, has established the following Rules and Regulations pertaining to the use of our properties. In order to maintain properties that are in excellent condition for our guests, as well as securing the investment of the owner's property, we require that you adhere to the mandatory rules as outlined in this Rental Lease Agreement.

1. Reservation Guidelines:

- 1. Knorr Properties is located at 614 Mabry Hood Road, Suite 301, Knoxville, TN 37932.
Toll Free Phone: 1-888-531-2204 , Evenings 865-207-3680
Fax: 1-888-531-2697.**
- 2. We accept payments via Visa, MasterCard, American Express, Discover Card, Cashier's Check and Money Order. Upon booking of rental reservation, 50% deposit will be required to hold the reservation. The entire balance must be paid within 30 days of check-in date. If you are not paying by credit card, a \$250 damage deposit will be required at time of reservation. Cancellations will be accepted up to 30 days before check-in date. The rental deposit will be refunded minus a \$100 cancellation fee. Refunds will be issued within 10 days of cancellation. Cancellations made within 30 days of check-in will forfeit the entire balance for the stay. There are no refunds on cancellations less than 30 days prior to arrival for any reason.**
- 3. Each property has a maximum occupancy limit, which will be strictly enforced. You must identify to the reservation agent the number of guests in your party, including children. No open guest parties are allowed on the premises. Our reservation agent may allow a small number of guests to exceed the maximum, but a \$20 per person/per night charge will be administered. You are strictly limited to the number of guests stipulated in your rental agreement. Violation of this policy will require you and your guests to immediately vacate the premises.**
- 4. Renters must be at least 21 years of age. Renter must provide proof of valid driver's license to prove minimum reservation age.**
- 5. We require a 2 night minimum stay for all reservations and a minimum 3 night stay during holiday rentals. We require a 7 night minimum stay during peak times. We may make an occasional exception to the minimum night stay, but renter will be required to pay a \$125 cleaning fee.**

2. Housekeeping Rules

- 1. Check in is at 3pm est. or after, and check out is by 11:00am EST. Guests will be issued a cabin code prior to check-in which should only be given out to those guests staying at the cabin during the rental period. This code will be inactivated upon departure date. No late check-outs are allowed. If all guests have not departed by noon on the departure date, an additional night stay will be charged to the credit card on file.**
- 2. Phones are incoming and outgoing local calls only.**
- 3. All garbage in and outside of the cabin must be properly placed in the garbage receptacles. When checking out, please ensure that all garbage cans throughout the property have been emptied and all trash bags placed in the receptacles.**

4. All dirty dishes must be cleaned and washed, and dishwasher must be empty.
5. It is not necessary to remove the linens from the beds or gather hand towels. The cleaning service will handle all linens and towels.
6. When checking out, please turn off all lights, fans, and electronics, and set the thermostats (upstairs and downstairs) to 68 in winter months and 75 in summer. Please refer to our Departure Checklist which is posted in the cabin for your convenience .
7. Please do not move or remove any furnishings, accessories, linens, towels, etc., from your cabin for any reason or you will be charged.
8. The fireplace is operated by gas and propane is supplied for the gas grill.
9. Guests should be courteous of their neighbors and keep all noise to an acceptable level. Disturbing the peace will require that renters immediately vacate the premises.
10. We will provide the cabin with all linens for beds and towels for kitchen and bath. We also provide starter paper towels, toilet paper, hand soap, and dishwasher soap. Recommendations for items to bring: beach towels for pool and hot tub, coffee filters, dishwasher and dish liquid, laundry detergent, and additional paper towels and toilet paper for extended stays.
11. No pets are allowed on the premises of our properties at any time.
12. Smoking is not permitted inside our properties. However, please feel free to smoke on the outside decks. Properly dispose of your smoking items in trash receptacles to prevent the risk of fire.
13. We are not responsible for items left behind following checkout. If requested, we can mail items to you at your cost.
14. Hot tubs and Jacuzzis should be entered at your own risk. Hot tubs have bromine tablets in them. We are not responsible for any jewelry or clothing damaged when worn in hot tubs.
15. Any damages to property or removal of any items belonging to the unit will be immediately charged to the renter's credit card on file or withheld from the damage deposit if applicable. The charge amount will be based on the cost to replace said items.
16. Liability: This rental program is under the management of Knorr Properties. Under no circumstances will Knorr Properties be liable for any personal or property loss or damage while a guest at our properties.

I have read and understand the terms of the Rental Lease Agreement. I certify that I am at least 21 years of age and I will be held responsible for the care of the property being rented in my name. I take responsibility for any damage, extra cleaning or repairs that will be assessed during or after the departure of this rental property. I authorize these charges to be debited from by credit card on file or withheld from my damage deposit.

Guest Name: _____

Guest Signature: _____

Date: _____

***Must Return a Signed Copy to Knorr Properties, Attn: Angel Knorr. Fax: 1-888-531-2697