

Vacation Rental Agreement

This Vacation Rental Agreement is made by and between Pinhoti Peak, LLC (Owner) and _____ (Guest) as of _____ (date reservation made). For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property Location:

The vacation rental property is located at: 10750 GA HWY 52, Chatsworth, GA 30705.

2. Term of the lease:

The vacation rental lease begins at 4:00 pm on _____ ("Check-in Date") and ends at 10:00 am on _____ (the "Check-out Date"), unless early check-in or late check-out is approved by Owner.

3. Rental rules:

Guest agrees to abide by the Rental Rules (attached as EXHIBIT A) while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the Rental Rule for the term of the lease.

4. Occupancy:

This occupancy will be in the form of a Vacation Rental only and not constitute a permanent or primary residence or other tenancy. The occupancy limit refers to the total number of people allowed on the property at any one time, including both overnight guests and daily visitors. A standard reservation allows up to 12 people, including children over the age of 2. An additional charge of \$75 per person per day for guests in addition to 12 will be assessed. Under no circumstances can the occupancy exceed 16 people without a separate event contract.

5. Access:

Guest will gain entry to the Property using a deadbolt code. The code will be provided within 24 hours of the Check-in Date.

Guest shall allow Homeowner access to the property for purposes of repair, inspection or emergency. The Owner shall exercise this right of access in a reasonable manner by giving at least 4 hours' notice (unless in case of emergency).

6. Payments:

Acceptable payment methods are: credit card/PayPal/Venmo/bank transfer. All payments, unless otherwise specified, will be processed on the property website at the url: <https://pinhotipeak.lodgify.com/>

A. Rents & Fees

Payment in full of the following fees shall be due within 7 days of the Check-in Date:

Rent	
Cleaning Fee*	
Additional Fees	
Taxes	
Total Due	

* The cleaning fee covers standard cleaning and trash removal of the Property. Guests are requested to leave the Property in a tidy condition. No cleaning services are provided during the Guest's stay. If the premises appear dirty or damaged upon Check-in, Guest shall inform Owner immediately.

B. Security Deposit:

A deposit of \$500 is due 1 day prior to the Check-in Date. The deposit is for security purposes and will be refunded within 5 days of Check-Out Date provided no deductions are made due to: a) damage caused to the property or contents, b) dirt or other mess requiring excessive cleaning, or c) any other cost incurred by Owner due to Guest's stay. In the event that damage to the property or contents caused by Guest or Guest's party exceeds the security deposit, the cost to repair or replace will be billed to the Guest. This liability extends beyond the Check-Out Date of this agreement.

7. Guest cancellation policy

If Guest wishes to cancel the reservation, the monies received by Owner will be refunded as follows:

- 100% if cancelled 60 or more days prior to the Check-in Date.
- 50% if cancelled 30-60 days prior to the Check-in Date.
- 0% if cancelled within 30 days of the Check-in Date.

8. Limitations of Liability

The Owner is not liable for any accidents, injuries, or illnesses that occur while on the Property or its facilities, including, but not limited to the sauna and pool. By accepting this agreement, Guest agrees to indemnify and hold Owner harmless from any and all claims of personal injury or property damage.

9. Insurance

We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms. The Owner does not offer traveler insurance.

10. Violation of Agreement

Violation of the terms of this agreement may result in immediate termination of the rental agreement and forfeiture of any payment(s). Owner reserves the right to cancel the stay without refund if Guests fail to comply with the Rental Rules.

SIGNATURES

The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the signatures set forth below.

FOR OWNER

FOR GUEST

Name: _____

Name: _____

Date: _____

Date: _____

Emai: pinhotipeak@gmail.com

Email: _____

Vacation Rental Agreement

Exhibit A - Rental Rules

1. NO SMOKING OR ILLEGAL SUBSTANCES
 - No smoking or vaping.
 - No illegal substances.
2. NO PETS
 - If you need to bring a service animal, we kindly ask you notify us so we can ensure the safety of the home and your service animal.
3. OCCUPANCY & EVENTS
 - Disclose any additional guests in excess of 12 people to Owner.
 - No party or event with more than 16 people without a separate written agreement.
4. COMMERCIAL PHOTOGRAPHY
 - No commercial photography or videos are allowed without separate agreement with location release.
 - Any form of pornography or filming of sexually provocative content intended for distribution (such as social media) is strictly prohibited.
5. USE OF THE POOL & SAUNA
 - The Pool must be covered when not in use, especially overnight to prevent attracting bears. Instructions for the cover can be found in the Welcome Guide.
 - No glass around the pool.
 - The use of the pool and sauna is at the risk of Guest. Guest is responsible for reading all safety instructions and properly supervising swimmers and sauna users.
6. SUPERVISE CHILDREN
 - Guests are responsible for the safety of their children both in and around the home and should be supervised by an adult accordingly.
7. OPERATE FIREPLACES WITH CARE
 - The indoor fireplace is for gas logs only. Do not burn anything and do not roast marshmallows indoors.
 - Please read the instructions located in the Welcome Guide before using either the indoor or outdoor fireplace.
8. DO NOT MOVE FURNITURE
 - Do not move furniture or hang items on the walls or ceiling.
 - We strive to provide high quality and custom furnishings, some of which exceed hundreds of pounds, that can easily be damaged if shifted. Please contact us if there is something that needs to be relocated to accommodate you.
9. BE MINDFUL YOU ARE OFF-GRID. To protect your safety and our investment, please:
 - Do not leave food or trash outside.
 - Do not flush wipes, feminine products or other items that can damage the septic system.
 - Ensure gas appliances (stove, grill, fireplaces, etc.) are turned off when not in use.
 - Use caution when walking, especially through tall grass
10. GARAGE & MECHANICAL ROOM
 - Guests are not permitted to use the tools or vehicles stored in the garage.
 - Do not enter the mechanical room (terrace level) or attempt to reset any system without our permission.