



CARRIAGE HOUSE APARTMENT

RENTAL AGREEMENT

The Carriage House Apartment is located at 1415 ½ Patton Ave., Asheville, NC 28806

1. CHECK-IN TIME IS AFTER 3:00 P.M. AND CHECK OUT IS 10:00 A.M.EST, please be prompt, our cleaning staff will already have been scheduled.
Late check-out fees will apply at the rate of \$50.00 per hour.
2. These are **NON SMOKING CABINS, COTTAGES AND APARTMENT.** (With any sign of smoking inside the Cabins, Cottages or Apartment, a sanitizing fee of \$250.00 will be charged to your credit card.)
3. PETS – Dogs are allowed in Parker Cottage and Carriage House Apartment only with the following guidelines:
 - Dog fee of \$50.00
 - Dog waste to be picked up – Bags provided.
 - Dogs must be on a leash at all times outside.
 - Dogs must be 1 year old or older, potty trained, neutered, have current vaccinations and rabies vaccine.
 - No more than 2 dogs at a time.
 - Dog must be treated with flea / tick control 3 days before arrival for your dogs protection as well as our home.

NO OTHER TYPES OF PETS ARE ALLOWED.

4. PAYMENT - A payment equal to 50% of the Total Rental and SIGNED RENTAL AGREEMENT is required to hold your date. Please make payments in the form of Credit Cards, Traveler's Check, Bank Money Orders, Cashiers Checks, or Personal Checks, made payable to **ORION MANAGEMENT, LLC.** This 50% deposit payment is not a damage deposit. **The BALANCE OF THE RENTAL is due thirty (30) days prior to arrival date.**
5. CANDLES – **NO CANDLES** ARE ALLOWED IN CABINS, COTTAGES AND APARTMENT.
6. SECURITY DEPOSIT WITH CREDIT CARD – A valid credit card number must be given if payment is made by check. **The credit card will be charged if:**
 - a. Damage is done to The Cabin, Cottage and Apartment or its content, beyond normal wear and tear.
 - b. There is SMOKING INDOORS
 - c. All doors are not locked and the keys are not left in the designated place.
 - d. All food not removed.
 - e. Linens or furnishings are lost or damaged.
 - f. Late check-out fees apply.
 - g. Pet requirements are not met.
 - h. Extra persons over bed limit.
 - i. Any signs of candles.
 - j. Any cleaning that has to be done that is above and beyond normal cleaning.

Credit Card (VISA, M/C, DISCOVER) # _____

EXP # _____ 3 Digit Code _____

Name on Card _____

Billing Address for Credit Card _____

7. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations; that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations that are made less than sixty (60) days prior to the arrival date forfeit any and all payments made. Early departure does not warrant any refund of rent.
8. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in. No refunds for cancelled or shortened stay will be issued.
9. MAXIMUM OCCUPANCY - The maximum number of guests allowed at quoted Rental Rate is limited to four (4) persons based on # of beds in the Parker Cottage or Carriage House Apartment. An additional charge per person per night over the stated occupancy will be assessed and charged to your credit card.
10. INCLUSIVE FEES - Rate includes a one-time linen-towel setup.
11. NO DAILY MAID SERVICE - While linens and bath towels are included in The Cabins, Cottages and Apartment Rental; daily maid service is not included in the rental rate. **We do not permit towels or linens to be taken from The Cabins, Cottages or Carriage House Apartment.**
12. RATE CHANGES - Rates are subject to change without notice.
13. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
14. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
15. PARKING - Parking for two (2) cars is available beside Parker Cottage and Carriage House Apartment.
16. **NO LOUD MUSIC, BARKING DOGS OR OTHER DISTURBANCES OUTSIDE.** There are neighbors. Please be thoughtful, especially at night.
17. STORM POLICY/ROAD CONDITIONS - No refunds will be given for storms. Mountain roads can be curvy and steep. Our roads are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. **We do not refund due to road conditions.**
18. THE FARM CABINS/COTTAGES and CARRIAGE HOUSE APARTMENT are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Farm Cabins/Cottages and Apartment are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

Thank you for choosing The Farm Cabins, Cottages and Carriage House Apartment for your event/vacation. We hope you have a pleasant stay.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____

Print: Name _____

Address _____

Phone _____ Cell _____

Check in Date _____ Check out Date _____ # in the Party _____

Send Check to: Orion Management, LLC FAX # 828-665-417
215 Justice Ridge Road Candler, NC 28715 (828) 667-0666