



Cabin and Cottages Rental Agreement 2017

Thank you for choosing The Farm Cabins & Cottages for your event/vacation. We hope you have a pleasant stay.

1. **RESERVATION AND PAYMENT** – To reserve a cabin/cottage, the guests must provide a signed copy of this rental agreement along with payment for 50% of the rental fee. The balance of the rental fee is due thirty (30) days prior to the arrival date. This amount will automatically be charged to the credit card on file.
2. **GUESTS RESERVING ON BEHALF OF THIRD PARTY** – Guests who reserve multiple cabins and cottages with the intent that they will be used by third party guests recognize that they will be responsible for damages, missing property and excessive cleaning fees for all rented cabins and cottages.
3. **CHECK-IN/CHECK-OUT** – Check-in time is 3:00 pm and Check-out is 10:00 am. Please be prompt, our cleaning staff has a very short time to prepare your cabin/cottage for the next guest. Late check-out fees will apply at the rate of \$50.00 per hour.
4. **NO SMOKING** – Smoking is not allowed in any of The Farm cabins/cottages. Guests breaking this rule are required to pay a sanitation fee of \$250.
5. **MUST BE 21** -- We do not rent to anyone under 21 years of age. We may require proof of identification.
6. **NO CANDLES** – Use of candles is not allowed in the cabin/cottage.
7. **CANCELLATIONS** – The Farm cancellation process is as follows:
 - a. Cancellations made *more* than sixty (60) days prior to the arrival date: guests will be refunded one half of the rental deposit
 - b. Cancellations made *less* than sixty (60) days prior to the arrival date; guests do not qualify for a refund.
Note: early departure does not warrant a refund of the rental fee.
8. **MAXIMUM OCCUPANCY** – There is a maximum number of guests allowed in a cabin/cottage. Guests will be charged for additional guests. No camping is allowed on the property.
9. **GROUP GATHERINGS** – Gatherings of cabin/cottage guests (or outside non-guests) are not allowed without prior approval by The Farm.
10. **NO DAILY MAID/LINEN SERVICE** – Daily maid service and linen change service is not included in the rental fee.
11. **PETS** – Pets are only allowed in designated areas. See Attachment A.
12. **CABIN/COTTAGE FURNITURE AND FIXTURES** – Guests are not allowed to move linens, kitchen items, furniture etc. from the assigned cabin/cottage. Furniture cannot be moved from the original placement positions.
13. **PARKING** – Designated parking is available for each cottage/cabin. To maintain fire safety, please do not block driveways.
14. **NO NOISE** – Guests must be considerate of guests in other cabins. No loud music or other noise that can be heard outside of the cabin/cottage.
15. **INCLEMENT WEATHER/ROAD CONDITIONS** – No refunds will be given for inclement weather.
16. **INDEMNIFICATION** – Guests agree to release Orion Management, Justice Ridge Farms and Chestnut Hill Management and their officers, agents and employees of any liability whatsoever including loss of property, accident, illness, bodily injury or death, sustained by the guest or guest's guests for loss of or damage to any property sustained in connection with their stay on the property. In addition, guests expressly assume liability for damage to The Farm property as well as the risk for others whom they invite to use the property.
17. **SECURITY DEPOSIT** – Guests must provide a valid credit card number to The Farm for use as a Security Deposit. While The Farm anticipates normal wear and tear, guests will be charged an excessive cleaning fee as deemed necessary and replacement costs for missing or damaged items.
18. **WRITTEN EXCEPTIONS** - Any exceptions to these policies must be approved in writing in advance.

- 19. CHECKOUT RESPONSIBILITIES** -- Guests must do the following to avoid additional fees
- a. Lock all doors and return the cabin/cottage key (if applicable) to the designated location.
 - b. Remove all food/beverages from the cottage/cabin.
 - c. Put any unwashed dishes in the dishwasher and turn it on.
 - d. Make sure that all contents of cabins/cottages are returned to their original place.
 - e. Notify The Farm Office of any damaged or missing items.
 - f. Ensure the cabins/cottages are reasonably cleaned

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

Cottage Requested

| | Cabin/Cottage | Maximum Occupancy | Location | Dog Policy |
|--------------------------|--------------------------|--------------------------|--------------------------------|--|
| <input type="checkbox"/> | Chestnut Cabin | Sleeps 4 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Hickory Cabin | Sleeps 4 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Parker Cottage | Sleeps 4 | On Farm Property Candler, NC | Dog Friendly – \$50/dog; 2 dog max Must sign Attachment A |
| <input type="checkbox"/> | Cooper Cottage | Sleeps 6 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Morgan Cottage | Sleeps 6 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Firefly Cottage | Sleeps 6 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Cricket Cottage | Sleeps 6 | On Farm Property Candler, NC | No Dogs |
| <input type="checkbox"/> | Carriage House Apartment | Sleeps 4 | 1413 Patton Ave, Asheville, NC | Dog Friendly – \$50/dog; 2 dog max Must sign Attachment A |

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

Guest Contact Information

Signature: _____ Date: _____

Print Name: _____ Address: _____

Phone: _____ Cell: _____ Email: _____

Payment Information (MUST BE FILLED OUT COMPLETELY)

Credit Card #: _____ Type: **VISA, MasterCard, DISCOVER, AMEX (circle one)**

Expiration Date: _____ Security Code: _____

Name on Card: _____ Card Billing Address: _____

Checks made payable to **ORION MANAGEMENT, LLC**

The Farm Cabin and Rental Agreement Attachment A

Dog Policy

The Farm has designated the Parker Cottage and Carriage House Apartment as dog friendly rentals units.

Guests staying in a designated dog-friendly cabin are allowed to have up to two dogs with the following guidelines:

- Dog waste to be picked up. Bags are provided.
- Dogs must be on a leash outside at all times. Note: this is a working farm with horses and other animals. This rule is strictly enforced to ensure the safety of the dog(s) as well as the farm animals.
- Dogs must be 1 year old or older, potty trained, have current vaccinations.
- Dog must be treated with flea / tick control (3) days before arrival for your dog's protection as well as our home.
- Dogs cannot enter non-designated areas. This includes other cabins/cottages, and The Farm Kitchen.
- NO OTHER TYPES OF PETS ARE ALLOWED.

Guests are responsible to pay a non-refundable fee of \$50.00 per dog plus tax. Guests are limited to two (2) dogs.

By signing below, I agree to all terms and conditions of this Attachment:

Signature: _____

Print Name: _____

Date: _____