

Rental Agreement

The property, known as Bear Elegance and owned by Dale and Dameron May, is located at 738 Lloyd Huskey Rd., Pigeon Forge, TN. It sleeps 6 people, has 3 bedrooms and 2 1/2 baths (one with a jacuzzi tub), kitchen/dining/living area, laundry room, pool table, charcoal grill, and hot tub.

Please keep the property and furnishings in good order, and only use appliances for their intended uses. We, the owners, have access to the property for inspection or repair at any time without prior notice.

The tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period and shall vacate the premises at the time and date of termination of this agreement.

Smoking is prohibited and pets are not allowed.

Hot Tub: No children are permitted in the hot tub without adult supervision. The tenant assumes all risks related to the use of the hot tub or jacuzzi tub, including any illness or injury. Do not stand or sit on the hot tub cover. When not using the hot tub, leave the cover on so the hot tub will stay warm.

The fireplace is a non-vented propane gas log fired firebox. Do not throw any material in the fireplace. It is turned off from April through September.

Do not flush anything other than toilet paper down the toilets.

No refunds or reductions in rent will be given for adverse weather or road conditions or for any outages of any kind, including mechanical, electrical, plumbing, or cable.

Local calls can be made, but there is a long distance block on the telephone. Emergency medical and police service can be called by dialing 911.

Fire extinguishers are located on both levels of the property. Use the fire extinguisher only for true emergencies. Smoke alarms are believed to function properly. There is no carbon monoxide detector. Fireworks and other hazardous materials should not be used on the property.

Please be good neighbors, and do not create noise or disturbances or annoy the surrounding property owners, or the tenant will be required to vacate the property immediately with no refund given.

The tenants and tenants' guests shall hereby indemnify and hold harmless the owner against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury, or loss. Tenants expressly recognize that any insurance for property damage or loss which the owner may maintain on the property does not cover the personal property of tenants, and that tenants should purchase their own insurance for tenants and guests if such coverage is desired.

Tenants agree to pay all reasonable costs, attorneys' fees and expenses that shall be made or incurred by owner enforcing this agreement.

Under no circumstances and under no legal theory, tort, contract, strict liability, or otherwise, shall the owner be liable to you or any other person for any indirect, special, incidental, or consequential damages of any character including arising out of or relating to this agreement or rental.

Please sign below indicating that you agree to abide by the above conditions.

_____ Date _____

Arriving _____ Check-in is at 3:00 p.m.

Leaving _____ Check-out is at 11:00 a.m.

\$100 non-refundable deposit due with signed agreement with balance due a week before arrival.