

Please initial each page and sign the bottom of the agreement in the space provided and return it to the following address:

Calhoun House Inn & Suites - 110 Bryson Ave, PO Box 2, Bryson City, NC 28713

1. **CHECK-IN TIME IS AFTER 4PM EST AND CHECK OUT IS 11AM EST. NO** early check-ins. This agreement does not create a tenancy for the property. You can be removed from the property without process of law if you do not depart at the appropriate, contracted time.
2. **SMOKING** - This is a **NON-SMOKING** house. There is no smoking on the property. If we detect that you have smoked on the premises, your ENTIRE security/damage deposit is subject to forfeiture.
3. **PETS** - Pets are **not permitted** at the house.
4. The suites will not be rented to vacationing **students or singles under 25** years of age unless accompanied by an adult guardian or parent.
5. **CHILD SAFETY** - Games are supplied for our guests, however some games have small pieces or parts and are not suitable for young children who may put things in their mouths. Do not allow young children to play unsupervised with games. I do not guarantee the house to be safe for children. Supervise your children carefully at all times.
6. **DAMAGE/RESERVATION DEPOSIT** - A damage/reservation deposit of \$200 is required. This must be received within two (2) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within fourteen (14) days of departure, provided the following provisions are met.
 - a. No damage is done to house or its contents, beyond normal wear and tear, and no contents are found missing from the house.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse container outside and soiled dishes are cleaned.
 - d. All charges accrued during the stay are paid prior to departure.
 - e. No linens are lost or damaged.
 - f. No early check-in or late check-out.

If paying by credit card, additional charges may be charged to the card to cover any damages that exceed the amount of the security deposit that was collected.

7. **PAYMENT** - An advance payment equal to 50% of the rental rate is required sixty (60) days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of

traveler's checks, bank money orders, cashier's checks or personal checks payable to Calhoun House Inn & Suites. The advance payment is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date.

8. **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 except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
9. **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.
10. **MAXIMUM OCCUPANCY** - The maximum number of guests in an individual suite is limited to four (4) persons. An additional charge of \$10.00 per person per night for guests in addition to four (4) will be assessed.
11. **MINIMUM STAYS - THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.** Longer minimum stays may be required during peak or holiday periods. If a rental is taken for less than two nights, the guest will be charged the two-night rate.
12. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
13. **NO DAILY MAID SERVICE** - While linens and bath towels are included in each suite, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the house.
14. **RATE CHANGES** - Until confirmed with a security deposit, rates are subject to change without notice.
15. **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.
16. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
17. **PARKING** - Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
18. **REFUNDS** - Changes in furniture, decor, or amenities, or inconveniences such as power outages, road closures, weather conditions, acts of God, allergic reactions, sensitivity to cleaning supplies used,

neighborhood construction or neighborhood noise, will not allow you to reduce or eliminate the rate of your stay.

19. **STORM POLICY/ROAD CONDITIONS** - No refunds will be given for storms. Mountain roads can be curvy and steep. We do not refund due to road conditions.
20. **PARTIES** - The suites are not to be used for parties. Feel free to have another family over for dinner, but you must stick to the maximum occupancy for which you have paid for sleeping. The house may not be used for parties and/or receptions without prior approval.
21. **WILDLIFE** - Wildlife is normal in the mountains. Please be prepared and warn your children not to touch or entice local wildlife with food.
22. **ITEMS LEFT BEHIND** - If you leave an item after checking out and wish to have it returned, you must call me as soon as possible. I will inform you of the shipping and handling cost and with your approval, deduct it from your deposit refund to cover the expense.
23. **TELEVISION** - Cable TV is provided, but not guaranteed if there is an outage beyond our control. We cannot guarantee that utilities will not be interrupted due to circumstances beyond our control (i.e. trees falling on power lines, snow outages, etc.). Owners are not responsible for any material viewed on a DVD or television that may contain material not suitable for all ages. Please supervise children while they are watching television.
24. The Calhoun House Inn & Suites is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners 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.

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

Printed Name: _____

Signature: _____ **Date** _____