

**RIDGE HAVEN at DEERFIELD
RENTAL AGREEMENT 2024**

Stay at Norris Lake Inc.
1604 Merlot Ct, Berea, KY 40403
Mary Eipert (859) 661-0651

RETURNING GUEST FIRST TIME GUEST REFERRED BY _____

Responsible Guest:

Name:
Address:
Phone:
Email:
Number of guests, including children: _____ (Maximum allowed 15)

This rental agreement is between Stay at Norris Lake, Inc as property manager and operator and the above-named Individual(s) as tenant for rental of Ridge Haven, 162 Deer Ridge Ln, LaFollette, Tennessee.

Rental Agreement for the period _____ to _____ for a total stay of ____ nights in the amount of _____, plus _____ (14.25% state and local taxes), and \$350 cleaning fee for total amount \$_____. This amount does not include a \$500 refundable security deposit or traveler service fee/guest service fee, charged by and payable to VRBO.

For guests booking directly through Stay at Norris Lake Inc, Security Deposit in the amount of \$500 must be received within 10 days of reservation to confirm this booking. Bookings not secured with deposit within 10 days will be cancelled. Payment may be made by check, money order or Zelle . Credit Card payments will incur an extra 3% charge to the guest.

Rental Fee is due, in full, 30 days prior to arrival date. Failure to pay rental fee in full by this date will cancel reservation and forfeit security deposit. Make checks payable to Stay at Norris Lake, Inc and mail to 1604 Merlot Court, Berea, KY 40403

Deposit will be returned within 14 days of departure, after full review of premises, furnishings, and inventory. Costs for repairs, replacement, excessive cleaning, and missing inventory will be deducted from the security deposit. Guest assumes responsibility for any and all damages in excess of the \$500 security deposit, which will be billed to the responsible guest at the address above.

Cancellations will be accepted if notified in writing at least 60 days prior to arrival date with a 100% refund of amount paid. Cancellations made 30 to 60 days prior to arrival date will receive 50% refund of amount paid. Cancellations within 30 days of arrival date will receive no refund.

Liability for accidents, loss of personal property and theft is assumed by the Guest. Stay at Norris Lake, Inc. is not liable for inconveniences that occur while the guests are vacationing at the house. This includes, but is not limited to, the inability to use appliances, equipment, or fixtures in the house. Contact information for maintenance and repairs will be posted in the house.

Mary Eipert Rentals, LLC, its Members, Owners, Managers and Officers are not responsible for misplaced, lost or stolen property prior to, during or after use and/or occupancy of the house and boat dock and are not responsible for insuring the personal property or contents. Any insurance coverage obtained by Mary Eipert Rentals, LLC for the g house and boat dock shall be for the sole benefit of Mary Eipert Rentals, LLC. In consideration of this Rental Agreement and use of the floating house,

Guest agrees to release, hold harmless, defend and indemnify Mary Eipert Rentals, LLC, its Members, Owners, Managers and Officers from all loss, cost and expense for any reason whatsoever, related to damages or injury to Guest, Guest's minor children, family, property, invitees, or their property for any reason whatsoever prior to, during and after use and/or occupancy of the house and boat dock. Guest assumes all risk of damage or injury to any person or property prior to, during and after use and/or occupancy of the house and boat dock.

Controlling Law & Venue. This Payment Agreement shall be construed and interpreted in accordance with the laws of the Commonwealth of Kentucky. The undersigned agree(s) that the Commonwealth of Kentucky and Madison Circuit Court shall have exclusive jurisdiction and venue should any dispute arise from this Payment Agreement.

RULES:

- **Check in Time: 4:00 p.m. Check out Time: 11:00 a.m.**
- **Pets, fireworks, destructive or obnoxious behavior will result in immediate removal, with no refund.**
- **No Fish (cleaning/live fish) are permitted on the premises.**
- **The apartment over the garage and the garage are NOT included in the rental. NO access will be granted to guests.**
- **ABSOLUTELY NO SMOKING inside the house or garage.**
- **NO boat trailer parking in driveway per Deerfield Deed Restrictions. Park at Deerfield Cove Marina (cost is \$7 per day)**
- **DO NOT FLUSH Feminine Hygiene products or Flushable wipes.**
- **DO NOT feed the wildlife.**
- **NO open fires or fireworks allowed per Deerfield Resort**
- **ALL TRASH must be bagged**

Please make yourself a comfortable guest in our home and a welcome neighbor. Please respect our home and our neighbors. We strive to provide you a great vacation, but we are not responsible for loss, damage or injury to persons or personal property, inclement weather, or mechanical failures beyond our control.

YOU WILL NEED TO BRING:

- **Beach Towels**
- **Life jackets**
- **Music and entertainment (DVD/CD players and MP3 hookup provided)**
- **Please see Vacationers checklist for additional items**

I have read and understand the above rental agreement. I understand that I made and acknowledged this reservation and accept responsibility for my entire party. Security deposit of \$500, in the form of check, money order or Zelle, is being returned with this signed agreement. If paid online or by credit card, I will pay any applicable fees.