



RENTAL AGREEMENT 2023

FLOATING HOLIDAY, LLC
1604 Merlot Ct, Berea, KY 40403
Mary Eipert (859) 661-0651

Please indicate which house(s) you are renting: FH1 FH2 FH3

RETURNING GUEST FIRST TIME GUEST REFERRED BY _____

Responsible Guest:

Name:
Address:
Phone:
Email:
Number of guests, including children: _____ (Maximum allowed 10)

This rental agreement is between Stay at Norris Lake, Inc as property manager and operator, Floating Holiday, LLC as owner, and the above-named Individual(s) as tenant/guest for rental of floating house located at Springs Dock, Lafollette, Tennessee.

Rental Agreement for the period _____ to _____ a total stay of _____ nights in the amount of \$_____, plus \$_____ (14.25% state and local taxes), and \$175 cleaning fee for total amount \$_____. This amount does not include a \$500 refundable security deposit required for booking or a \$_____ traveler service fee/guest service fee, charged by and payable to VRBO.

Total rental fee is due in full in one payment under the name of the Responsible Guest. Multiple payments with different names will not be accepted.

For guests booking directly through Stay at Norris Lake Inc., manager of Floating Holiday LLC, Security Deposit in the amount of \$500 must be received within 3 days of reservation to confirm this booking. Bookings not secured with deposit within 3 days will be cancelled. Payment may be made by check, money order or ZELLE (no service fee). Credit Card payments will incur an extra 3.5% charge to the guest.

Rental Fee is due, in full, 30 days prior to arrival date. Payment may be made by check, money order or ZELLE (no service fee). 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. For ZELLE payments please use StayatNorrisLake@gmail.com. Please let us know ahead of time your choice of payment.

Deposit will be returned within 5 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. and Floating Holiday, LLC is not liable for inconveniences that occur while the guests are vacationing at the floating house. This includes, but is not limited to, the inability to use appliances, equipment, or fixtures in the house. Please contact Mary Eipert at (859) 661-0651 or John Eipert at (859) 779-8902 immediately with concerns for maintenance and repairs. While Spring's Dock and their staff are very helpful and offer many products and services, they are NOT responsible for management of the home. Unless the house starts floating away, please do not report problems to Springs Dock, or ask them to make repairs.

Floating Holiday, 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 floating house and are not responsible for insuring the personal property or contents. Any insurance coverage obtained by Floating Holiday, LLC for the floating house shall be for the sole benefit of Floating Holiday, LLC. In consideration of this Rental Agreement and use of the floating house, Guest agrees to release, hold harmless, defend and indemnify Floating Holiday, 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 floating house. Guest assumes all risk of damage or injury to any person or property prior to, during and after use and/or occupancy of the floating house.

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: 10:00 a.m.**
- **Pets, fireworks, destructive or obnoxious behavior will result in immediate removal, with no refund.**
- **No Fish inside the floating house. Springs Dock provides an area for cleaning fish.**
- **ABSOLUTELY NO SMOKING inside the floating home.**
- **The water hose is not to be connected to the slide as it is fresh water.**
- **Gasoline containers cannot be placed on any docks in the Marina or on the floating houses**
- **No open flames allowed on floating houses unless contained in the gas grill. (i.e. No propane pot boilers allowed.)**

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 Floating Holiday, 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:

- **FH1-3** - 4 Queen size sheets and pillowcases. We can provide sheets for Twins size mattresses.
- Towels, paper towels, food, drinks, and toiletries
- A boat is required to gain access to the home
- Music and entertainment (DVD/CD players and MP3 hookup provided)

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 or money order, ZELLE is being returned with this signed agreement. If paid online or by credit card, I will pay any applicable fees.

Guest _____ Date _____



RENTAL AGREEMENT 2023

FLOATING HOLIDAY, LLC
1604 Merlot Ct, Berea, KY 40403
Mary Eipert (859) 661-0651

Please indicate which house(s) you are renting: FH4

RETURNING GUEST FIRST TIME GUEST REFERRED BY _____

Responsible Guest:

Name:
Address:
Phone:
Email:
Number of guests, including children: _____ (Maximum allowed 8)

This rental agreement is between Stay at Norris Lake, Inc as property manager and operator, Floating Holiday, LLC as owner, and the above-named Individual(s) as tenant/guest for rental of floating house located at Springs Dock, 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 \$175 cleaning fee for total amount \$_____. This amount does not include a \$500 refundable security deposit required for booking or a \$_____ traveler service fee/guest service fee, charged by and payable to VRBO.

Total rental fee is due in full in one payment under the name of the Responsible Guest. Multiple payments with different names will not be accepted.

For guests booking directly through Stay at Norris Lake Inc., manager of Floating Holiday LLC, Security Deposit in the amount of \$500 must be received within 3 days of reservation to confirm this booking. Bookings not secured with deposit within 3 days will be cancelled. Payment may be made by check, money order or ZELLE (no service fee). Credit Card payments will incur an extra 3.5% charge to the guest.

Rental Fee is due, in full, 30 days prior to arrival date. Payment may be made by check, money order or ZELLE (no service fee). 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. For Zelle payments please use StayatNorrisLake@gmail.com. Please let us know ahead of time your choice of payment.

Deposit will be returned within 5 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. and Floating Holiday, LLC is not liable for inconveniences that occur while the guests are vacationing at the floating house. This includes, but is not limited to, the inability to use appliances, equipment, or fixtures in the house. Please contact Mary Eipert at (859) 661-0651 or John Eipert at (859) 779-8902 immediately with concerns for maintenance and repairs. While Spring's Dock and their staff are very helpful and offer many products and services, they are NOT responsible for management of the home. Unless the house starts floating away, please do not report problems to Springs Dock, or ask them to make repairs.

Floating Holiday, 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 floating house and are not responsible for insuring the personal property or contents. Any insurance coverage obtained by Floating Holiday, LLC for the floating house shall be for the sole benefit of Floating Holiday, LLC. In consideration of this Rental Agreement and use of the floating house, Guest agrees to release, hold harmless, defend and indemnify Floating Holiday, 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 floating house. Guest assumes all risk of damage or injury to any person or property prior to, during and after use and/or occupancy of the floating house.

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.

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- **No open flames allowed on floating houses unless contained in the gas grill. (i.e. No propane pot boilers allowed.)**

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 Floating Holiday, 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:

- **FH4-** 1 King size sheets and pillowcases, 2 Queen size sheets and pillowcases. We can provide sheets for Twins size mattresses.
- Towels, paper towels, food, drinks, and toiletries
- A boat is required to gain access to the home

- Music and entertainment (DVD/CD players and MP3 hookup provided)

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.

Guest _____ **Date** _____