



## PAPA'S GETAWAY BOOKING CONFIRMATION

Dear Guest:

Thank you for choosing our cabin for your vacation. We hope that you have a pleasant stay.

The property is located at: 235 Billy Joe Lane Wilder, TN. 38589

Your confirmation is as follows:

**Check-in date:** \_\_\_\_\_ after \_\_\_\_\_

**Check-out date:** \_\_\_\_\_ by \_\_\_\_\_

Number of adults: \_\_\_\_ Number of children: \_\_\_\_ Pets: \_\_\_\_

Rental rate and fees are as follows:

\$ \_\_\_\_\_ **per night** x \_\_\_\_\_ **nights** = \$ \_\_\_\_\_

Cleaning fee \$ \_\_\_\_\_

Sales Tax \$ \_\_\_\_\_

Less deposit \$(\_\_\_\_\_)

Hunting fee \$ \_\_\_\_\_

TOTAL Due \$ \_\_\_\_\_

The total payment is due on or before \_\_\_\_\_.

Mail check to:

PayPal payment via **Paypal Friends and Family** can be sent to

Zelle payment can be sent to:

If Paying by PayPal, send the money via the Friends and Family option. This avoids fees.

Please sign and return the attached rental agreement.

At least one person defined as Guest below must send a photo of their State Issued Driver's License.

Guest Initials: \_\_\_\_\_



## PAPA'S GETAWAY SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between

\_\_\_\_\_ ("Homeowner") and \_\_\_\_\_

("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: The property is located at: 235 Billy Joe Lane Wilder TN 38589

The cabin is a 640 square foot, two room, open loft style cabin. It has one main room with two sleeping lofts, kitchen, and a small bath with shower, sink, and toilet. It is situated on 14.86 acres.

The property is furnished and includes 3 twin beds, 2 full beds, 2 couches, 3 space heaters, 3 window ac units (in summer, late spring, early fall), oven/stove, refrigerator, crock pots, coffee pot, toaster, dishes, plates, silverware, cookware, grill and propane, TV (no cable, satellite, or antenna currently), DVD player, large collection of DVDs, movies on a hard drive attached to DVD player, ROKU box, child's table, child's play kitchen, and child's dollhouse, pack n play, coffee table, end tables, lamps, loft end tables, bedding, a few extra blankets, child's sand box, outdoor fire pit, ceiling fan, unlocked small storage lockers,

2. Rental Party: The rental party shall consist of Guest and the following persons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Maximum Occupancy: The maximum number of guests is limited to 7 persons unless prior approval has been specifically given for additional persons.

4. Term of the Lease. The lease begins at \_\_\_\_\_ p.m. on \_\_\_\_\_ (the "Check-in Date") and ends at \_\_\_\_\_ a.m. on \_\_\_\_\_ (the "Checkout Date").

5. Minimum Stay: This property requires a 1 night minimum stay. 2 night stay requires if booking a Friday, Saturday, or major holiday.

6. Rental Rules: Guest agrees with and agrees to abide by the **Rental Rules/Property Information attached as Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

Guest Initials: \_\_\_\_\_

7. Access: Guest shall allow Homeowner or Homeowner's Agent access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate. Payment in full of the following amount will reserve the dates you requested:

\$ \_\_\_\_\_ per night x \_\_\_\_\_ nights = \$ \_\_\_\_\_

Cleaning fee: \$ \_\_\_\_\_

Hunting fee: \$ \_\_\_\_\_

Sales Tax: \$ \_\_\_\_\_

9. Payment: Acceptable payment methods are [Personal Check, Cash, Zelle (All major banks now support Zelle transfers) or Paypal Friends and Family].

10. The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

**Homeowner:**

Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_

Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

**Guest:**

Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay): \_\_\_\_\_

**Names of others occupying Cabin during the rental period:**

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Guest Initials: \_\_\_\_\_

## PAPA'S GETAWAY RENTAL RULES / PROPERTY INFORMATION

### EXHIBIT A

1. Smoking: Smoking is allowed outside only. Please discard of tobacco related items in appropriate receptacles.
2. Guests and Occupancy: People other than those in the Guest party set forth above may not stay overnight in or on the property. Any other person in or on the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Noise: Guests should not create excessive noise at a level that disturbs neighbors.
4. Liability: The Homeowners 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 premises.
5. Real Property and Furnishings: Keep the property and all furnishings in good order.
6. Appliances: Only use appliances for their intended uses.
7. Pets: Permitted with prior approval.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the cabin to go swimming elsewhere, etc.
9. Garbage: All trash should be collected and placed in the outside can upon checkout.
10. Heating: There are three electric space heaters and a wood burning heating stove. Firewood is currently stored onsite. Guests will have to collect kindling to start a fire or should bring a starter log.
11. Air Conditioning: There are 3 window units installed in the summer. 1 5000btu in each loft and 1 8000btu in the main living area.
12. Water and Septic: The [cabin/property] is on a private well and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH toilet paper, paper towels, feminine products, etc.** These items can clog the septic system and cause major problems. **ONLY HUMAN WASTE SHOULD BE FLUSHED (POO OR PEE)**. If it is found that any other items or products have been flushed and clog the septic system, you could be charged damages of up to the cost of repair (time/materials) and any attorney's fees associated with collecting these damages. The water is from a private well. It has not been tested recently. We personally do not drink the water. We use it for showering and brushing teeth, etc. **We recommend bringing your drinking water with you.** There is a 19 gallon hot water heater. Once the hot water is used, it takes a bit to heat back up.

Guest Initials: \_\_\_\_\_

13. **Property Boundaries:** **Guests should stay within the property boundaries attached as Exhibit B.** The property owner to the East and South has stated that he does not allow anyone onto his property. The property is marked with yellow Posted No Trespassing Signs. Do not cross these boundaries. The East and West property boundaries are marked by stakes with pink marking tape attached. The lines are very obvious. The Property corners are marked with a white/red wooded stake. The road to enter the property is a private road. This road begins at the first Papa's Getaway sign. Ownership is shared between Papa's Getaway and the neighbor/property owner at the end of the private road (East and South boundaries). The South boundary line is the private road. The North boundary is marked by yellow spots spray painted on trees. I doubt anyone would mind or know if the West or North boundaries are crossed for exploring/hiking purposes, however, if those boundaries are crossed, it is at the Guest's own risk. Also, all the neighbors on the south side of Billy Joe Lane (you pass these residence's on your way in to the cabin) are permanently banned from our property. If you see them on the property, let us or the Overton County Sheriff's dept. know about it.
14. **Wood Stove:** If you empty the wood stove ash pan do not dump hot coals outside into the open. They can blow and start a forest fire. There is an aluminum trash can on the back porch for this purpose. Please use this trash can for ashes. Wood stove operation instructions are posted in the cabin and will also be provided via email in early spring, late fall, and winter.
15. **Sand Box:** Please do not leave box uncovered and allow rainwater to enter the sandbox. It does not have drain holes in the bottom. Also, please do not pour water into the sandbox.
16. **Speed:** Please be aware of your speed when traveling on Billy Joe Lane or the private road beyond Billy Joe Lane (private road begins at first Papa's Getaway sign). There are children present. Billy Joe Lane is a gravel county road. The speed limit is unposted, but would be 10-15 mph if posted. Please obey this 10-15 mph recommendation. We prefer a speed of 5mph on the private road.
17. **Trees:** Do not damage any large trees on the property. This means using a hatchet, gun, or any type of object to cut, hit, shoot, or otherwise damage the trees. This creates an entry point for invasive insects to begin destroying the trees.
18. **Wilder Swimming Hole:** is located on property on Vine Ridge Rd. Directions will be provided upon request. People from the community frequent this spot to swim. If you go, please take along a trash bag and remove your trash. Also, help to keep the area clean and pick up some other litter while you there.
19. **Fires:** Please keep all fires inside the fire pit at the front of the cabin. Failure to keep fires in the fire pit could result in a forest fire.
20. **ATV's:** ATV are allowed on the property with prior approval only. Do not damage or abuse the land. Do not create ruts and/or erosion problems. No mudding. Please maintain a speed of 5 mph or less on the private road and 10 mph or less on Billy Joe Lane. Please respect the boundary/property lines.
21. **Bath and Kitchen Consumable Items Provided:** Bathroom: towels, washcloths, bar of soap, 2 or 3 toilet paper rolls. Kitchen: 1 roll paper towels, bar of soap, dish washing soap, wand, scrubbing pad, trash bags
22. **Neighbors:** The neighbors live in the wilderness away from the city and prefer not to be bothered
23. **Fishing:** Fishing is catch and release only. Pond stocking is very expensive and this is the only way we can keep rental rates low and still allow fishing and keep a healthy stocked pond

Guest Initials: \_\_\_\_\_

# PAPA'S GETAWAY PROPERTY BOUNDARIES

## EXHIBIT B



Guest Initials: \_\_\_\_\_



Thank you for staying with us. We hope you enjoy our cabin as much as we do. The lockbox code will be emailed 3 days prior to your scheduled stay date. Please feel free to reach out with any questions.

Guest Initials: \_\_\_\_\_