

NO REFUNDS for shortened or cancelled stays due to Renter's lack of knowledge or understanding of our policies (online + posted). If you do not uphold any of our policies you may be asked to leave and/or, pay restitution for any other guest's refund given due to you/ your guests/ your pet's actions. Other than this page, no warnings or notices will be given. All incurred fees will be charged after unit has been cleared and checked out. **Quite time is from 10:00 pm to 7:00 am.**

1. **Smoking is NOT allowed inside units, nor is disposing of used cigarettes or butts in the inside unit's trash receptacles.** Electronic Cigarettes/ E-cigarettes are considered Smoking and Not Allowed inside the units. If physical evidence +/- the smell of smoke are in your room, you *could* be charged cleaning fees + damages. Fees for smoking inside start at \$ 200.00.
2. **People, other than the Registered Guests, set forth in the rental agreement, may not stay overnight in or on the property (between 10:01p.m. and 5:59 a.m.)** Guest's visitors are the sole responsibility of Registered Guest. Extra Guests start after the first two Guests/Renters. Extra Guests fees are \$15 per person, per night, any age. Minor children, under 15 years of age are never to be left alone inside the cabin or on the property without proper adult (over 18-years) supervision.
3. **All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities.** The Renter understands and accepts this fact. The Homeowners are not responsible for the loss of personal belongings or valuables of any guest. By accepting this reservation/rental, 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. The swimming pool is off limits and not part of your rental. You/your guests agree not to use the swimming pool. If it is discovered you or your guests have trespassed into the above ground swimming pool(cameras), you may be charged \$200 per trespasser, or more, if damages are incurred.
4. **You agree to keep the property and all furnishings in good order.** Only utilize appliances/ furnishings/ property for their intended uses. By accepting this reservation/rental, it is agreed the renter will pay any and all repairs/ replacement costs and all legal fees, which the owner could incur due to renter's (and guest of) negligence.
5. **Renter Agrees to pay all incurred Fees, State, Federal, Online, Legal and Attorney charges, etc,** if Owners decide to take further action to collect reimbursement for incidentals or loss, damages +/- additional fees due them from Renter. By signing the agreement you are giving permission to The Drinkwaters/ Little Easy, llc, LEcabins@gmail.com, Jeff9859910331@yahoo.com, to charge your credit card, through swipe, manual entry and/or forced entry in conjunction with Square™ and/or PayPal™ accounts, . When you reserved your date you, typed or stated "YES" (online or via telephone) specifically agreeing to all of our policies. You have freely provided all your credit card details, of which, the appropriate and agreed upon incurred fees listed here. All replacement fees are start at their "base" costs, some items may cost more. You are agreeing to pay, possibly, the higher amount (cost plus tax and handling). Of course, you may keep the damaged/stolen items. If Renter disputes a credit card charge with their bank and the fees are returned to Renter, Owners will file charges in small claims court to recoup losses. If owners win the court case the Renter further agrees to paying a \$500.00 Nescience/ Process/ Handling Charge.
6. **PETS are permitted only with prior approval and the Pet Addendum must be completed BEFORE your pet is allowed onsite.** If it is found that a pet was housed onsite without prior approval, you could be charged cleaning fees +/- damages, starting at \$125.00, and also pay any & all damages of an unspecified amount. If your pet kills our flock, it is \$75 fee per murdered chicken. Pets are never to be left alone inside the cabin or on our property. You must register visitors pets, and possibly pay a \$25 fee + security deposit for each visitor's pet, before they are allowed on our property.
7. **PARKING: Park at your own risk, this is the sole responsibility of the vehicle owner.** We assume no liability for any of your items lost/ stolen/ damaged. We will fully assist you in placing and processing a police and/or insurance report.
8. **HOUSEKEEPING: Linens and towels are included in the unit. You are Not Allowed to take L.E. Cabins' linens or towels off of the premises (for swimming etc).** We suggest you bring beach towels. Replacement Cost for Each Towel and Linen is listed on our website and your Rental Receipt. You *could* be charged damages of up to \$350.00 if ALL towels had to be replaced. There is NO daily housekeeping service, if you require fresh replacements, . Call/Text # 731. 441. 5187 and leave your dirty linens/towels in the laundry basket on your picnic table or on ONE-fish's front porch.
9. To conserve energy, and maintain effective and efficient temperature controls, **if Renter must run the A/C +/- or the Heater while having the windows/doors open, Renter may be subject to an electrical surcharge** starting at \$35.00 a day.
10. **No cleaning or disposing of animal / fish parts/ bodies on the property** (\$125.00 fee may be applied). Also, if your cabin/ inventory/ furnishings/ etc., require excessive cleaning, you *could* be charged cleaning fees starting at \$ 60.00 an hour, plus specialty cleaning supplies +/- replacement of items.
11. **WATER & SEPTIC: The cabin/property is on a well and septic systems. DO NOT FLUSH anything other than human waste & toilet paper.** If it is found that feminine products/ diapers/ condoms have been flushed and clog the septic system, you *could* be charged fees starting at \$250. 00.

Quite time is from 10:00p.m. to 7:00 a.m.

For the record, since opening in 2011, we have not had to enforce any restitution fees.

OWNER'S COPY – Page 1 – Reservation – Payment Confirmation

Little Easy Cabins (Farm Rental), 13631 Birdsong Rd, Holladay Tn 38341
 Direct #731. 584. 2122 cell #731. 584. 5187 Jeff9859910331@yahoo.com or LEcabins@gmail.com
 (dba: Little Easy Farms / Little Easy, llc, / KTG Designs / FYFF) Owner Name: Jeff or Kate Drinkwater)

Name:				<u>Towel Count: (Replacement fees are listed below)</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Renter</th> <th style="text-align: center;">Checks</th> <th style="text-align: center;">Owners</th> </tr> </thead> <tbody> <tr> <td>Bath \$ 12.00: x _____</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>Hand \$ 8.00: x _____</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>Face \$ 6.00: x _____</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>Kitchen \$ 8.00: x _____</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>Dish \$ 6.00: x _____</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>Bathroom Robe \$ 45.00 x 2</td> <td style="text-align: center;">[]</td> <td style="text-align: center;">--</td> <td style="text-align: center;">[]</td> </tr> </tbody> </table> <p style="font-size: small;">Of course, you may keep the damaged/ taken item. The replacements fees listed are a "base" price (cost plus handling), these cost may be greater, which you are agreeing to. Replacement Cost for Each Towel and Linen is listed on our website, you could be charged damages of up to \$350.00 if ALL towels had to be replaced.</p> <p><u>Replacement, Handling Fees and Taxes</u></p> <p>Sheet(s) - (even if only one is damage the set is charged)</p> <ul style="list-style-type: none"> \$ 35.00 Twin \$ 45.00 Futon/Double \$ 55.00 King \$ 50.00 Comforter \$ 40.00 Blanket \$17.00 Pillow (sleep) \$ 85.00 Pillow (futon) \$ 20.00 Pillow (deco) \$ 30.00 Bathmat \$ 30.00 Rugs 		Renter	Checks	Owners	Bath \$ 12.00: x _____	[]	--	[]	Hand \$ 8.00: x _____	[]	--	[]	Face \$ 6.00: x _____	[]	--	[]	Kitchen \$ 8.00: x _____	[]	--	[]	Dish \$ 6.00: x _____	[]	--	[]	Bathroom Robe \$ 45.00 x 2	[]	--	[]
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Date Paid:	Amount Paid:																															
Email #1 :																																
Email #2 :																																
Phone #1 :																																
Phone #2 :																																
<input type="checkbox"/> See Page 2 for complete details <input type="checkbox"/> All Details filed (online/encrypted) Reservation Key																																

Damage Security Deposit (Refundable, if no addition charges and or damages occur during stay):
 Acceptable payment methods are Cash Personal Check # _____ or Credit Card.
 If you have/or are paying with a credit card, please provide the following information below.

2

Check Box and Initial Below IF Renter Agrees to USE CARD INFORMATION WHICH OWNER has on File.

Renter Initials → [_____] to accept: *IF Box checked, No Need to fill out below, only NEED to SIGN Contract.*

As Listed on CREDIT or Debit Card - Name: _____

[] Visa [] M/C [] American Express [] Discover

Credit Card Billing Address: _____

City: _____ State: _____ Zip: _____ CVV Security Code (last 3 digits on back of card): _____

Credit Card Number: _____ - _____ - _____ - _____ Exp Date: ____ / ____

By my (renter) signature below, I hereby give permission to The Drinkwaters/ L.E. Farms/ Little Easy, Group LLC/ KTG Designs/ and LEcabins@gmail.com to charge my credit card through swipe, manual entry and/or forced entry in conjunction with Square™ and/or Paypal's Jeff9859910331@yahoo.com, for the agreed amounts specified in the attached (exhibit A, see back of this signed form) rental agreement. I have voluntarily supplied my details for these purposes. It also confirms authorization for any payment I (may have) made over the telephone previously (Manual entry for \$ _____ on ____/ ____/ 20__ I agree that I am not a Tenant, this is a 24 hour rental, and I agree to vacate by the check out time and date listed above. I agree that all rental monies are non-refundable per the cancellation policy and rental rules, which I have read and understand.

I understand that it is my right and responsibility to purchase travel/ renter's insurance. **# 1**

Card-Holder's Legal Signature: _____ **Date:** ____ / ____ / 20__

(a copy of renter's credit card & driver's license has been retained by owner,
 All Private, Financial and Personal details will be destroyed after ALL billing in completed []) 18 June 2016 revised

Name:		
Guest (s):		
No. of Nights:		No. of Guests:
Check-IN Date:		
ETA:	DAY:	Check-OUT Time + Date: Quoted [] before 11 am Quoted [] before 3 pm
Email:		
Phone #1:		
CASH Balance Due:		
Chg. per Night:		
X No. of Nights:		Sub-total:
# Extra Guests: X \$ 15.00	=	Extra Guest (after 2), Per person, Per night, Any age
Extra Fee X Number Nights	=	
XX Pet (s): X \$ 25.00	=	Non-Refundable
Sub-total:		
X per Pet \$ 100	[] Signed Responsibility Contract Refundable Deposit, if NO damage	
State & Occup. Tax	10.25%	
Square Process. Fees	4.75 %	
Or Credit Card (PayPal) Fees :	3.75 %	
TOTAL Paid:		

[] See Page 1 for complete details
 [] All Details filed (online/encrypted) Reservation Key

RENTAL RULES - Revised 1 July 2016

NO REFUNDS for shortened or cancelled stays due to Renter's lack of knowledge or understanding of our policies (online + posted). If you do not uphold any of our policies you may be asked to leave and/or, pay restitution for any other guest's refund given due to you/ your guests/ your pet's actions. Other than this page, no warnings or notices will be given. All incurred fees will be charged after unit has been cleared and checked out. **Quite time is from 10:00 pm to 7:00 am.**

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Below is, Signature of Cardholder Authorizing Online +/- or Telephone Agreement to Manual Entry made on:

_____/_____/20____ at ____:____ []am [] pm

Cardholder's signature

Date Check-in : ____/____/20____

3

Receipt# _____ \$ _____

PET Damage Security Deposit (refundable) : Exhibit B - Revised 18 June 2016

1. You supply \$25 for a one-time fee + a \$100 (refundable, PER pet) Security- Damage Deposit.
2. **\$25 x Per Pet** : []1 []2 []3 []4 : Breed? _____
3. \$ _____ Deposit Given, []cash []credit card []other _____

This addendum is a signed guarantee stating that the Renter will pay any and all cleaning fees, pest infestation removal fees, legal/lawyer fees and / or damages over \$100 deposit, if the repairs are needed and that the Renter is your assuming all responsibility over every pet's actions they allow onto the property.

4. You are agreeing that your pet does not eat/kill our free-range poultry & fowl.
(IF this happens, you agree to pay \$75 per murdered bird) (June 2016 we had 14 chickens).
5. **You agree to NEVER leave your pet unattended inside the cabin or on our property, (kennel/caged NOT okay).**
We have a shaded pet(s)-run between trees and a small pet(s) house next to the cabin.
6. IF pet is inside, you are agreeing that your pet is house trained
And will not relieve themselves anywhere inside the cabin OR chew/ tear-up any of our property.
7. You are agreeing that your pet does not have fleas.
8. You are agreeing that your pet(s) is current with all required shots and vaccinations.
9. Your pet(s) is not aggressive, will not bark constantly, is in heat or is sick.
10. You agree NOT to allow your wet / dirty pet inside the cabin.
11. You agree NOT to bathe your pet inside the cabin.
12. You agree to clean up ALL pet(s)'s feces created on the property and dispose of it in an outside trash receptacle.
13. You agree to ALL the Rental Rules listed on Exhibit A, (also may be viewed inside unit) NO REFUNDS for shortened or cancelled stays due to Renter's lack of knowledge or understanding of our posted policies. If you do not uphold any of these policies you may be asked to leave and/or, pay restitution for any other guests' refunds given due to you/your guests or your pet. No refunds are given for shortened stays.

~~~~ ~~~~ ~~~~  
You are allowed UP to two people to sleep in the cabin = any additional guests are \$15 per person, per night, any age. You MAY have Visitors, who do not stay overnight, (Past 11:59 pm or arrive before 5:59 am), at no extra charge. Quite time is from 10:01 pm and 7:00 am.

**IF YOUR VISITORS BRING A PET ON-SITE YOU MUST PAY FEE and SECURITY DEPOSIT (\$25 + \$100 per pet)**

**NO Smoking inside our cabins.**

YOU ARE RESPONSIBLE FOR ALL YOUR VISITORS +/- GUESTS and their Pets, and any damage they may cause. L.E. cabins and/or Jeff + Kate Drinkwater are not responsible for any injuries or illnesses to owners, pet(s) or visitors while on-site.

**PET Damage Security Deposit (refundable):**

**RENTER NAME:** \_\_\_\_\_

By my (renter) signature below, I hereby give permission to the Drinkwater's/ L.E. Farms/Cabins, llc, / KTG Designs and LEcabins@gmail.com to charge my credit card and/or Paypal Jeff9859910331@yahoo.com for the agreed amounts specified in the attached (exhibit A, Rental Rules / Policies) rental agreement. I agree that all rental monies are non-refundable per cancellation policy above and below.

I understand that it is my rights and responsibility to purchase travel/ renter's insurance.

**Card-Holder's Legal  
Signature:** \_\_\_\_\_

**# 4**

**Date:** \_\_\_\_ / \_\_\_\_ / 20\_\_

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below. revised 18 June 2016

## RENTER'S COPY (front) ~~~ Little Easy Cabins

|                                     |                                                                     |                                                                              |
|-------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------|
| Name:                               |                                                                     |                                                                              |
| Guest (s):                          |                                                                     |                                                                              |
| No. of Nights:                      |                                                                     | No. of Guests:                                                               |
| Check-IN Date:                      |                                                                     |                                                                              |
|                                     | <b>Check-OUT Time + Day :</b><br>[ ] before 11am<br>[ ] before 3 pm |                                                                              |
| Date Paid:<br>Online:<br>[ ] Square | Amount Paid<br>Online:                                              |                                                                              |
| <b>CASH Balance Due:</b>            |                                                                     |                                                                              |
| Chg. per Night:                     |                                                                     |                                                                              |
| X No. of Nights:                    | Sub-total:                                                          |                                                                              |
| # Extra Guests:<br>X                | \$ 15.00                                                            | =<br>Extra Guest (after 2), Per person,<br>Per night. Any age                |
| Extra Fee X<br>Number Nights        |                                                                     | =                                                                            |
| XX Pet (s): X                       | \$ 25.00                                                            | =<br>Non-Refundable                                                          |
| Sub-total:                          |                                                                     |                                                                              |
| X per Pet                           | \$ 100                                                              | [ ] Signed Responsibility<br>Contract<br>Refundable Deposit, if NO<br>damage |
| State & Occup. Tax                  | 10.25%                                                              |                                                                              |
| Square Fees<br>and / or             | 4.75 %                                                              |                                                                              |
| Credit Card Fees                    | 3.75 %                                                              |                                                                              |
| <b>TOTAL Paid:</b>                  |                                                                     |                                                                              |

Towel Count: (Some Replacement fees are listed below)

|                      | Renter  | Checks | Owners |
|----------------------|---------|--------|--------|
| Bath \$ 12.00:       | x _____ | [ ] -- | [ ]    |
| Hand \$ 8.00:        | x _____ | [ ] -- | [ ]    |
| Face \$ 6.00:        | x _____ | [ ] -- | [ ]    |
| Kitchen \$ 8.00:     | x _____ | [ ] -- | [ ]    |
| Dish \$ 6.00:        | x _____ | [ ] -- | [ ]    |
| Plush Robe \$ 45.00: | x _ 2 _ | [ ] -- | [ ]    |

**RENTAL RULES** - Revised 18 June 2016

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Only utilize appliances/ furnishings/ property for their intended uses. By accepting this reservation/rental, it is agreed the renter will pay any and all repairs/ replacement costs and all legal fees, which the owner could incur due to renter's (and guest of) negligence. 5. **Renter Agrees to pay all incurred Fees, State, Federal, Online, Legal and Attorney charges, etc.**, if Owners decide to take further action to collect reimbursement for incidentals or loss, damages +/- or additional fees due them from Renter. By signing the agreement you are giving permission to The Drinkwaters/ Little Easy, llc, LEcabins@gmail.com, Jeff9859910331@yahoo.com, to charge your credit card, through swipe, manual entry and/or forced entry in conjunction with Square™ and/or PayPal™ accounts, . When you reserved your date you, typed or stated "YES" (online or via telephone) specifically agreeing to all of our policies. You have freely provided all your credit card details, of which, the appropriate and agreed upon incurred fees listed here. All replacement fees are start at their "base" costs, some items may cost more. You are agreeing to pay, possibly, the higher amount (cost plus tax and handling). Of course, you may keep the damaged/stolen items. If Renter disputes a credit card charge with their bank and the fees are returned to Renter, Owners will file charges in small claims court to recoup losses. If owners win the court case the Renter further agrees to paying a \$500.00 Nescience/ Process/ Handling Charge. 6. **PETS are permitted only with prior approval and the Pet Addendum must be completed BEFORE your pet is allowed onsite.**

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\_\_\_\_\_  
**Little Easy Cabins - Owner's Signature**

Date: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_

**Call/Text # 731. 441. 5187** : LEcabins@gmail.com  
13631 Birdsong Rd, Holladay TN 38341