

Rental Agreement and Instructions

Rental Cabin Rules: 70 The Kings Court, Cherry Log, GA

1. *SMOKING- is NOT allowed on the rental property, inside or outside, Please respect nature.*
2. *VISITORS - People other than those in the guest party set forth in your reservation may not stay overnight in the property. Any other persons in the property and their actions are the sole responsibility of the registered guest. The septic tank is designed to handle water waste from no more than 8 guests total.*
3. *The cabin is privately owned; the owner is 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.*
4. *PETS - are NOT allowed. We have a pet-free rental cabin. IMPORTANT: IF YOU BRING YOUR PET, YOU AGREE TO A FINE OF \$500 AND YOUR RESERVATION WILL BE CANCELLED IMMEDIATELY, EVICTION OF ALL GUESTS, AND WITHOUT REFUND FOR UNUSED DAYS.*
5. *FURNISHINGS - Keep the property and all furnishings in good order. Do not rearrange or abuse furniture or other fixtures. Furnishings are subject to change without notice. Under no circumstances are furniture, bedding, mattress pads, utensils or any other property supplied with the rental property to be taken out or transferred from one property to another (will result in a charge against Guest(s) security deposit). Moving of furniture is prohibited; any evidence of such will result in a charge against Guest(s) security deposit. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to Guest(s), the renter. Certain areas in each rental property are locked for the OWNERS personal storage and are not included in this rental.*
6. *APPLIANCES - Only use appliances for their intended use.*
7. *FIREPLACE - The gas fireplace is for your enjoyment year-round. However, do not leave doors/windows open when it is in use. Do not run the air-conditioning while fireplace is in use. And, the fireplace is not to be used for cooking of any kind (including roasting marshmallows) No other open flames allowed in the cabin. (candles, lighters, incense)*

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8. *ALCOHOLIC BEVERAGES* - No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest(s) or guest of Guest(s) be arrested for underage drinking at the rental unit property or should Owner(s) observe a Guest(s) or guest of Guest(s) under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the Guests evicted at the option of the Owner(s). Illegal drug use is strictly prohibited. Kegs are not permitted on the property.
9. *LINEN* - A basic supply of linen is provided in each property. Bed linen and bath towels are not changed during your stay.
10. *WEATHER* - If there is inclement weather, no refunds will be given for storms unless roads are declared impassable by state and local authorities. We do not refund due to other lesser road conditions. Mountain roads can be curvy and steep. Gravel drives are well maintained; however, note that mountain roads can be very hazardous so take the utmost care while driving.
11. *CLEANING REQUIREMENTS* – Guest(s) are required to leave the property in the same general condition it was upon arrival. Any dirty dishes should be put in the dishwasher and started prior to departure. All trash is to be bagged and placed in the bear-proof bin at the base of the driveway (look to your right). Beds do not need to be made. Agent(s) will dust, vacuum, sanitize, and clean all towels and linens upon your departure. If additional cleaning is required, appropriate charges will be deducted from your security deposit. Guest(s) is responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of Guest(s) party to the property or its contents during your occupancy. Inspectors walk through each property after checkout to ensure the property is left in good order. Owners(s) will make that final determination of the necessity of any charges.
12. *RIGHT OF ENTRY* - Guest(s) agree that the Owner(s) and their Agent(s) reserves the right to enter the rental property anytime to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations, or improvements thereto.

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13. *REPAIRS ~ SERVICE CALLS~ REFUNDS - Owner(s) cannot guarantee against mechanical failure of heating, air conditioning, TVs, , VCRs, DVDs or other appliances. Please report any inoperative equipment to us immediately. Owner(s) will make every reasonable effort to have repairs done quickly and efficiently. Should a repairperson make a call to a unit and find that the equipment is in working order and the problem was due to the Guest(s) oversight or neglect, the charge for service will be the Guest(s) responsibility. No refunds or rent reductions will be made due to failure of appliances or equipment. PLEASE do not put off notifying us immediately as it could hinder us getting the repair done quickly! Guest(s) understands and agrees that Owner(s) and Technicians may enter the rental property at any time for the purpose of making needed repairs. Please keep in mind that the property has been reserved and held for you and that others may have been turned away. Refunds or rate adjustments are not made for any inconvenience due to construction, road repair, etc. Please DO NOT ask for refunds. ~ No refunds for early departures (less days than reserved) ~ No refunds will be given for delayed arrival ~*
14. *ACTS OF GOD - Neither Owner nor Agent(s) shall be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, terrorism, inclement weather and construction noise from nearby sites.*
15. *HOUSE PARTIES - ARE NOT ALLOWED! Rental Guest understands that Owner(s) will accept families, married couples, and responsible adults over the age of 24 ONLY. Guest(s) agree that more than the number of people stated on the lease shall not occupy the premises. If the unit is occupied by more than the number of people stated, it will result in loss of total rent, security deposit and/or additional charge to credit card. Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is strictly prohibited. Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations: if not, Guest(s) will be asked to vacate the property which will result in loss of total rental and security deposits with no refund.*
16. *VIDEO CAMERA DISCLOSURE – For security, the area between the front of the house and the street is on camera. There is one camera which faces the main entrance and parking area. There are no other cameras on the property.*

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17. *EXPEDITED EVICTION* - A material breach of this Agreement by Guest(s), which, in the sole determination of the Owner(s), results in damage to the Premises, personal injury to Guest(s) or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Guest(s) tenancy. Violation of any of the rules contained herein will result in IMMEDIATE EVICTION and forfeiture of rent and security deposit. If the tenancy created hereunder is for 30 days or less, the expedited eviction procedures set forth in the Vacation Rental Act will apply. Guest(s) may be evicted under such procedures if Guest(s): (i) hold over in possession after Guest(s) tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Guest(s) tenancy; (iii) fail to pay rent as required by this Agreement, or (iv) have obtained possession of the Premises by fraud or misrepresentation. Any reservation made under false pretenses will result in forfeiture of advance payments and the party will not be permitted to check-in.
18. *INDEMNIFICATION AND HOLD HARMLESS* – Guest(s) agree to indemnify and save harmless the Owner(s) and Agent(s) for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s). The terms “Agent(s)” and “Owner(s)” as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms “Guest(s),” “You,” and “Your” as used in this Agreement shall include Guest(s) heirs, successors, assigns, guests, invitees, representatives and other persons on the rental property during Guest(s) occupancy (without regard to whether such persons have authority under this Agreement to be upon the rental property), where the context requires or permits.
19. *DISPUTES* - This Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia, and shall be treated as though it were executed in the County of Fannin, State of Georgia. Any action relating to this Agreement shall be instituted and prosecuted only in the Fannin County Superior Court, Georgia. Guest(s) specifically consent to such jurisdiction and to extraterritorial service of process.
20. *VIOLATING AGREEMENT* - If Guest(s) violates any of the conditions of this Agreement; Owner(s) or Agent(s) may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and security deposits.

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21. *SMART TELEVISION with Fire Stick* - Owner(s) does not guarantee any programs, events or reception, Guests must bring their own streaming usernames and passwords to access channels on television. Guest(s) liable for ordering any pay per view, programming charge plus an additional \$5.00 charge per program or event will be deducted from your security deposit.
22. *CHECK OUT PROCEDURES* - The following items must be complied with before check out or Guest(s) shall forfeit his/her security deposit:
- a. *Dishes, Pots, Pans, Silverware, and Utensils must be washed & dried using the dishwasher. The stove/oven shall be left in a clean condition.*
 - b. *Refrigerator should be left clean and free of food.*
 - c. *Windows and doors must be left closed and locked and all lights turned off.*
 - d. *All trash must be placed inside of bags and then loaded inside of the bear-proof can provided at end of driveway, No loose trash or boxes are to be left in cabin or trashcan.*
 - e. *Property should be left neat and in order (same condition it was when Guest(s) arrived).*
 - f. *Confirm fireplace is turned OFF and not left in THERMO mode. Basement wall heater should be turned OFF.*
23. *SHADY GROVE NORTH RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE* - All rental properties are leased without regard to race, color, religion, sex, national origin or handicap. Due to liability issues, we are unable to provide prospective renters with keys to preview properties.
24. *CREDIT CARD* - I am providing my credit card number as a guarantee. I agree to pay all rent and/or any outstanding long distance phone charges, accept all terms of the lease agreement and accept all liability for any damage beyond normal wear and tear during the term of my lease with this Cabin If I fail to do so I understand that these costs will be charged to my credit card and all credit card sales are final! Person making a booking must use their credit card or their spouses credit card, we do not accept any other persons credit card that is NOT on the Lease.
25. *Compliance with Laws* – Occupant(s) are obligated here in to abide by all of the requirements of the Fannin county ordinances, state of Georgia, and Federal laws and that such a violation of any of these rules may result in the immediate termination of the rental agreement and eviction from the premises, as well as potential liability for payments of fines levied.

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**PLEASE READ, SIGN, COPY, ADD YOUR PHOTO ID AND RETURN THIS PAGE OF THE CONTRACT
WITHIN 7 DAYS OR YOUR RESERVATION WILL BE CANCELLED!**

Please email this to shadygroveblueridge@gmail.com

**PLEASE INCLUDE ALL ADDITIONAL GUESTS INFORMATION AND SIGN BELOW AFTER
READING THIS AGREEMENT.**

By signing this, I have read and fully agree to all the above policies.

(Print Name)

(Print Name)

(Cardholder Signature)

(Additional Guest Signature)

(Shady Grove North Representative)

PRINT NAMES OF ALL ADDITIONAL PERSONS OCCUPYING THIS PROPERTY:

ATTACH PHOTO OF CARDHOLDER'S GOVERNMENT ISSUED PHOTO ID BELOW

Include photocopy of
Primary Identification
HERE

Include photocopy of
Primary Identification
HERE

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Emergency or Service Contact:

911 or Sheriff's office 706-632-2045

Owners direct numbers:

Christy and Jeff Jellets 404-375-4353

Check in time: 3:00 pm

Check out time: 11:00 am

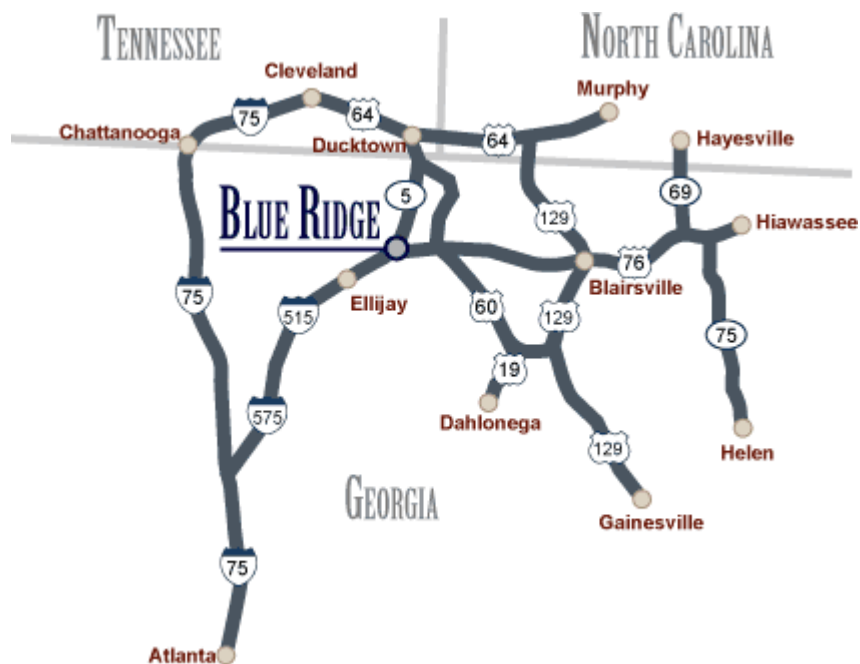
Keys: Our Cabin is a smart house! We use remote management software to control access to the home. A push button combination for the door will be supplied to you prior to your arrival for use during your stay. **Your assigned combination will not work prior to check-in time and expires after checkout time. Please make travel arrangements to arrive and leave within your stay window.**

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Directions: 70 The Kings Court, Cherry Log GA 30522

From blue ridge head South on GA-515 , turn right onto Lucius road, (if coming from Ellijay, turn left). Turn right onto Boardtown, turn left onto Bushyhead rd (this will turn into Bushyhead ct.), turn right onto Cashes Valley Lane, turn left onto Lower Prince Mountain Road, Turn left on The Kings Court. Cabin is the 1st driveway on the Right.

Below is a Map of the General area where you will find many mountain activities and daytrips to explore while staying at Shady Grove North!



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WiFi access

Password is: LifelsGood!

Internet on the mountain is slow. Do not expect more than 5mg speed. Surfing the web or streaming a movie is usually fine, but do not plan to download large files. The best service just cannot keep up. Consider checking-in on Facebook to Shady Grove North. Join our Facebook page for special discount offers and local happenings.

Kitchen

There is a Keurig on counter (bring your own k-cups).

Other appliances located in the cabinets include:

Blender, Toaster, Brew Coffee pot, French Press, Crockpot, Tea kettle, Propane grill, Basic pots, pans, cookie sheets, Dishes, glassware and silverware

There is a dishwasher. The soap tabs are under the sink.

Trash bags are to the right of the dishwasher.

Dining Table

The table opens to seat six comfortably or eight, in a pinch. Pull on each end to reveal the center leaf. Use chairs from the back porch to supplement seating. Please return table to its' original position at the end of your stay. Return chairs outdoors.

Cleaning supplies

Please treat our home as you would your own. If you need a broom, dustpan and/or mop, they are in the main floor bathroom, inside the laundry closet.

Other cleaning supplies are under the kitchen sink. PLEASE DO NOT ALLOW children to play under the sink.

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Fireplace on main

A remote control is attached to the wall to the right of the fireplace. Press the MODE one time to turn on the fireplace. Press MODE two more times to turn off the unit. Check to see that the remote reads OFF. If it reads, OFF Thermo, press the MODE button again until it reads OFF (only).

Wall Heater in basement

To start, confirm the red valve on the gas line, below the unit, is turned parallel to the gas line. This will ensure gas is flowing to the heater. Wall heater in basement is turned on from above the unit. Please press the red button down while also pressing down the knob. Once the pilot light is lit, you may adjust the knob to the desired temperature setting. When not using the space, please turn OFF.

Please conserve propane. And turn off fireplace and heater when not in use.

Troubleshooting: If the fireplace does not start, often the gas is turned off. Ensure the red valve below the unit is in line with the gas line. Has the pilot light has gone out? The pilot light is a blue, steady flame of gas in between the logs. If you don't see the pilot light follow these instructions below.

Pilot Lighting Instructions:

- 1. Turn the gas knob clockwise to the off position.*
- 2. Wait five (5) minutes to clear out any gas*
- 3. Find pilot located in front left side of the fireplace, inside the curtain of back log.*
- 4. Turn gas knob counterclockwise to pilot.*
- 5. Depress slightly and hold gas knob while lighting the pilot with the push button igniter. Keep knob depressed for one minute, then release. If pilot does not continue to burn, repeat steps 1-5.*
- 6. With pilot lit, depress and turn gas knob counterclockwise to the "On" position.*

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Propane Grill

The Grill is for outside use only. Move the grill away from the cabin wall. Do not use in the screened porch. Do not add charcoal to the grill.

To use:

1. Uncover grill
2. Turn propane tank on by turning the silver knob on the propane tank counterclockwise.
3. You may need to use a match to light the grill. If so, there is a grill lighter located in the miscellaneous drawer in the kitchen.

After each use:

1. Clean grill after use and dispose of any grease in the trash can (Bears love the porch when it smells like grilled food)
2. Turn propane tank off after each use by turning the silver knob on the tank clockwise.
3. After final use of the grill and cleaning and cool to the touch, please cover grill and return next to cabin.

Games

There are a handful of table games in the lower-level coffee table chest for your use. Also, one of our first guests made us a cornhole set, as a gift. It is located, in the cabinet, on the lower-level porch. Enjoy and put away all games after use.

Trash

There is a trash can, which is bear-proof, located at the base of the driveway. Look to your right about 10' and you will see a large black box chained to a tree. Deposit any bagged trash there. Please make sure the lid closes completely.

Unfortunately, trash in the area is co-mingled. Please take anything you wish to recycle with you. Otherwise, all trash is to be bagged and stored in the bear-proof can.

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Television

A SMART TV is in the lower-level living area. **There IS NOT cable service.** Bring your Netflix, Hulu, Amazon Prime or other streaming passwords with you. There is also a DVD player for your use. A handful of DVD's are located under the television.

There are three (3) remotes located in the television cabinet.

- Use the 'PHILLIPS' remote to control the television. The red 'POWER' button will turn the television on (and off) and the 'VOL' button will raise (or lower) the volume. You can also use the 'NETFLIX' button to login to your personal Netflix account. To access the AMAZON FIRESTICK BLUERAY DVD player, hit the 'SOURCE' button; a menu will appear on screen. Hit the 'Source' button to select either HDMI2/FIRE TV STICK or BD PLAYER (for the DVD player).
- The small black remote controls the AMAZON FIRESTICK. The 'HOUSE' button will take you to the home screen for the firestick and use the round ring (navigation) and button (click) to search and select options. Applications for the most popular streaming services are located on the main menu bar of the 'HOME' screen; you can sign-in to this with your personal account. Amazon also offers some free TV options (such as IMDB TV, PlutoTV, or YouTube). Most of these can be accessed through the 'LIVE' menu.
- The 'SAMSUNG' remote controls the BLUERAY DVD player. There is a small selection of DVDs in the television cabinet (if you did not bring your own). The DVD player should work automatically once a DVD is inserted. If you do not see the movie, be sure the television 'source' is set to 'BD PLAYER' (see above) and use the controller to navigate and play the DVD.

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If you do use a personal streaming service, PLEASE be sure to log-out of your account once your stay at Shady Grove North is done. If the Internet is down, the streaming services will not work. You can reset the Internet modem (a black box located on the second shelf to the right of the TV), by unplugging it and giving the modem a few minutes to reset. Occasionally, the television or firestick may go into sleep mode. Hit the HOME/HOUSE button to 'wake' the devices up; if that does not work, you can also turn the power strip (behind the TV) off and on to reboot the devices.

If you are visiting with children, be sure to monitor your children's television selections on the AMAZON FIRESTICK; there is plenty of children's content available, but some channels include content inappropriate for small children.

Check out Procedures (no later than 11 am)

- 1. Please leave beds unmade that were used during your stay*
- 2. Load and start dishwasher (dishwasher soap tabs are under the sink)*
- 3. Remove all items from refrigerator and freezer*
- 4. Leave used towels in bathtub*
- 5. Take a final walk through to look for items that have been left behind in packing*
- 6. Ensure fireplace and lower-level heater are turned off*
- 7. Return thermostat to 55 degrees in the winter and 75 degrees in summer.*
- 8. Turn off all lights*
- 9. Take all bagged trash to the bin at the base of the driveway. Look to your right, about 10 feet down, chained to a tree. (Yes, we do have bears on the mountain. There may be an unlocked master lock on the right handle to prevent bears from playing in the garbage. Simply remove to open can and reattach (leaving unlocked) after use*
- 10. Lock all doors.*

Facebook

Check in and like our Facebook Page. Share your photos with us. You will enjoy the content and find specials and last-minute booking opportunities.