

**HALFWAY UP CABIN RENTAL CONTRACT**  
**BLUE RIDGE, GEORGIA 30513**

**CHECK-IN TIME IS 4P.M. EST AND CHECK OUT IS 10A.M. EST. NO EARLY CHECK-IN'S WITHOUT APPROVAL DUE TO CABIN ALARM.**

1. Halfway Up is a **NON SMOKING** cabin.
2. **Pets are NOT PERMITTED.** Guests who bring a pet or pets will forfeit their deposit and will be evicted from the property.
3. We will not rent to vacationing students or singles under **25 years** of age unless accompanied by an adult guardian or parent.
4. **SECURITY/RESERVATION DEPOSIT** – A security/reservation deposit of \$250 is required. This must be received at time of booking the reservation. Once it is received, your dates are officially reserved. The deposit will be applied to your rent. The primary credit card provided for the credit/reservation may be used as form of security by cabin owner for any guest's fines, fees, or to guests neglect, misuse, or damage.
  - a. No damage is done to cabin or its contents, beyond normal wear and tear including misuse of internet or phone services.
  - b. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned.
  - c. All keys are left in the lock box and cabin is left locked. Including windows.
  - d. All charges accrued during the stay are paid prior to departure.
  - e. No linens or household items are lost or damaged.
  - f. No early check-in or late check-out. If you do not vacate the premises on time, you will be charged for one (1) additional night's stay.
5. **PAYMENTS** – The **BALANCE OF THE RENTAL RATE IS REQUIRED THIRTY (30)** days before arrival. The booking will be cancelled and the deposit forfeited for non payment. Please make payments in the form of credit cards, Visa, Master Card or Discover to Ellen Glace, owner. The rental payment is not damage deposit. Credit card on file will be used for any damage to cabin.
6. **CANCELLATIONS** – A thirty (30) day notice is required for cancellation. Cancellations that are made more than (30) days prior to the arrival date will incur a processing fee of \$25. Cancellations or changes that result in a shortened stay, that are made within (30) days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
7. **MONTHLY RESERVATION CANCELLATIONS.** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
8. **MAXIMUM OCCUPANCY** – The maximum number of guests in cabin is limited to four **(6) persons only.** If more than the 6 persons are occupying the property deposit will be forfeited and will be evicted from the property. This property requires a two **(2) night minimum stay; THREE (3) NIGHTS DURING HOLIDAY SEASONS.**

9. Longer minimum stays are required during holiday periods. If a rental is taken for less than the three days, the guest will be charged the three-night rate.
10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
11. NO DAILY MAID SERVICE – While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate however is available at an additional rate.
12. RATE CHANGES – Rates subject to change without notice.
13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, security/rental money, and the party will not be permitted to check-in. **If 6 people are stated on cabin occupancy and 8 people are at cabin, \$250 is the penalty.** Must have accurate number of people at cabin accounted for at the time of booking in order to avoid penalty.
14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
15. HOT TUBS – **No children under the age of 12 are permitted in hot tub** without parent/guardian supervision. When using the hot tub, remember there is certain health risk associated with the facility. **USE AT YOUR OWN RISK.** Our housekeepers drain, sanitize, refill and replenish chemicals in tub prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. **DO NOT STAND/SIT ON THE HOT TUB COVER,** it will break and you will be charged \$350 for replacement. Remember when not using the hot tub, leave cover on and locked so hot tub will stay warm and secure.
16. STORM POLICY/ROAD CONDITIONS. – No refunds will be given for storms. Mountain roads can be curvy and steep. We do not refund due to road or weather conditions.
17. 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 Homeowner is 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 premise. There is an abundance of wildlife in the area. Guests are to respect nature and take care to guard themselves and their guests as appropriate.
18. Cabin parties with more than the number of recorded guests at time of booking are strictly prohibited and grounds for immediate eviction.

**BY SIGNING BELOW, I AGREE TO ALL TERMS AND CONDITIONS OF THE AGREEMENT/CONTRACT**

**Upon receiving your security/reservation deposit, copy of drivers' license and a signed and dated copy of the Rental Agreement/Contract, a rental confirmation will be mailed to you.**

**Once we receive full payment for your security/reservation, we will email you a welcome packet that includes travel directions to Halfway Up and the lock box code to access the cabin. *Please fill out information on this page of contract completely including credit card info. No checks.***

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

Please provide the credit card information for cabin security/reservation deposit.

Name on Credit Card: \_\_\_\_\_

Credit Card billing address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Type of Credit Card: **Master Card/Visa/Discover**

Credit Card Number \_\_\_\_\_

Exp Date \_\_\_\_\_ CVV Number \_\_\_\_\_

Occupancy

Check-in date: \_\_\_\_\_ Check-out date: \_\_\_\_\_

Tenant's Email address: \_\_\_\_\_

**You can send the signed contract by scanning to email.**

**Email to: Ellen Glace – Halfway Up Cabin Owner**  
**[halfwayupcabin@gmail.com](mailto:halfwayupcabin@gmail.com)**