

**Binding Lease Agreement for "LakeSide Retreat" through Lakewood Getaways, LLC  
Located at 6537 Cecil's Chapel Road, Hiwassee, VA 24347  
Payment address Lakewood Getaways, LLC 6287 Old Ferry Road, Hiwassee, 24347  
Office phone 540-320-3058/0033 (Updated 7/2021)**

Name \_\_\_\_\_

Address (card billing) \_\_\_\_\_

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

Phone H \_\_\_\_\_ cell \_\_\_\_\_

W \_\_\_\_\_ Email \_\_\_\_\_

Total guests: \_\_\_\_\_ Adults \_\_\_\_\_ Children \_\_\_\_\_ (MAX. 6 adults and 2-3 youth)

Arrival Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Departure Date of \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**CHECK-IN TIME IS 4:00 P.M. Call before arrival if you plan to arrive before 4.  
CHECK-OUT TIME IS 11:00 A.M. If you need an extension, please call within 24 hours to  
see if available. There may be a day-use fee.**

#### **RATES**

Because rates vary due to factors such as services requested, number of guests and time of year, please contact us directly for your best rate.

#### **On-site services for extra fee, if available and scheduled in advance:**

- Wood for fire-pit (\$7)1 fire bundle. Payable on arrival
- Contact [www.mountain2island.com](http://www.mountain2island.com) for our Lakewood Discount for pontoon, SUP boards, pedal boats, canoes and kayaks.
- Certified Massage Therapist (if schedule allows.)

#### **TO HOLD RESERVATION if booking directly with Lakewood Getaways**

- A valid credit/debit card number must be given over the phone. We prefer checks, money orders for payment.  
This completed Lease. (First and signature page only)
- (If you prefer to use a credit card, please visit our web site and book online.
- If you book through a rental reservation site such as Evolve, please follow their system.

#### **DAMAGE FEE**

Damage fee will be charged within ten days of departure if any damage, smoking inside, unusual cleaning, missing items, or parking in the grass. If booked online, Evolve will address the damage issue with you.

You will be consulted prior to any charges made to your credit card.

#### **CANCELLATION POLICY**

All reservations are subject to a 14 day cancellation fee. Lakewood Getaways, LLC, or owners cannot refund money due to circumstances beyond our control. (Example: weather or nature related.)

If cancelled after 14 days, a partial refund may be given depending on whether the dates are rebooked.

## **LOSSES AND DAMAGES**

Any losses or damages to the premises will result in charge to credit/debit card (See “damages” above), or covered by Damage Insurance through Evolve. Guest(s) of record shall be solely responsible for any property damage, accident/injury to any person or loss sustained by any person, including personal property. Guest(s) agrees to INDEMNIFY and hold Lakewood Rentals, Lakewood Getaways, LLC, AKA Claytor Lake Getaways, and Double K Lakeside Retreat, LLC and any member homeowner or representative thereof, harmless of any and all claims arising out of, or in any way related to Guest(s) use of premises or the items of personal property therein and will hold Owner and its Agents harmless with respect there to. Owner and Agent are not responsible for articles left on premises. If request items to be returned, a minimum \$15 will be charged to your credit or debit card or you may send a check to cover postage.

## **LAKE USE**

**Any use of the dock/ lake area is at your own risk.**

Use of waterfront is located at 6537 only. Please provide own life jackets and request boats in advance. Children under 16 must be accompanied by adult at all times. **PLEASE DO NOT TRESPASS** on private owner’s docks or property! Large group gathering is not allowed. **You may also contact [mountain2island.com](http://mountain2island.com) for pontoon, SUP and kayaks. They give Lakewood a discount. VA fishing license is required by the state to fish.**

## **PARKING**

Parking at the house is allowed only in paved areas. Please do not drive or park on the lawn. Please obey all signage.

## **SMOKING**

NO SMOKING or VAPING is permitted inside the house – Only in exterior areas. Damage fee may be charged if we find evidence of smoking inside. Please dispose of butts and smoking materials in provided containers.

**MALFUNCTIONS** We cannot guarantee that utilities, appliances or amenities will not fail; but we do guarantee that repairs will be made as soon as possible. In the event repairs cannot be made in a timely manner, we reserve the right to move the guest(s) to another available cabin. No refunds or other compensation will be given due to any failures or malfunctions. Internet access/TV is an amenity provided by outside services, and not within our control. Guests understand and agree that there are circumstances beyond our control when there is a malfunction and that no recourse or action can be brought against Lakewood Getaways or owners for these circumstances which include but are not limited to: an in-cabin amenity malfunction, malfunction of plumbing or electrical (power outage), neighboring construction activity, failure of public utilities, amenities withdrawn by an owner or other situations over which Lakewood Getaways has no control.

## **PLEASE NOTES:**

Please do not use wash cloths for make-up removal.

**Please do not wander onto other properties or private docks!**

Please do not park in the grass.

Locked areas are off-limits to guests.

This is also a family vacation home and personal belongings will be in evidence. Take care to respect these items; toys, movies, games, etc.

**PLEASE CHECK AREA AROUND DOCK BEFORE SWIMMING TO BE AWARE OF ANY DEBRIS!**

**Ramp will be slick.**

**NO PETS**

**SEPTIC SYSTEM:**

Please deposit oils and grease in ziplock bags or disposable plastic container with lid and place in trash. Also, absolutely NO personal hygiene products are to be flushed, only toilet paper.

**CHECK-OUT PROCEDURE**

**Please leave the house as you found it! Cleaners are provided should you wish to clean during your stay.**

We would appreciate your help by starting the dishwasher, laundry, emptying the trash and leaving the house tidy. Furniture, games and objects should be placed back where they were found when you arrived.

**It is helpful if you could do the following upon check out:**

- Remove sheets and towels to begin washing. Coverings will be evaluated by housekeeper.
- Please start washing a load of dishes ☐
- Do not overload appliances.
- Place all trash in the exterior trash can and close lid tightly. Bag if possible.
- If you are here on Wed., please take trash to the road by 10:30 A.M..
- Please lock all doors and close the windows.
- Return thermostat to 75 in summer, 60 in winter.
- Turn off all lights and electronics.
- Don't forget your chargers and to remove any personal passcodes from TVs.
- Inspect outdoor areas. Leave any patio cushions stacked inside unless they are wet and need to dry.

**RETURNED CHECKS**

A \$50 service charge plus the amount of the check will be incurred for any returned check.

**NO EXTRA GUEST/NO HOUSE PARTIES/LIMITED NOISE**

This house is located in a quiet residential area of mostly retired folks, and we want to keep our neighbors happy!! (Children laughing is joyful! Loud adults, not so much. No drunk in public behavior allowed.)

We accept families, couples and rent to responsible adults over the age of 25. There shall be no more than the number of people stated on the reservation. If more than the number of people reported, it will result in charge of an "extra guest fee." An exception can be granted for a small cookout if planned in advance. Activities of the guests will not interfere or disturb neighbors. We will visit if noise is too loud. The use of firearms or fireworks is strictly prohibited.

**VIOLATING AGREEMENT**

If guest(s) violates any of the conditions of this Agreement, Agent may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest shall vacate the premises immediately with no refund expected.

Guest(s) shall be solely responsible for any property damage, accident/injury to any person or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to Guest(s) use of premises or the items of personal property provided by at Guest(s) request. Guest(s) shall inspect and be familiar with property use and application such prior to

using them. Guest(s) hereby agrees to INDEMNIFY and hold Lakewood Getaways, LLC and Double K Lakeside Retreat, LLC or any of their agents harmless of any and all claims including those of third parties, arising out of, or in any way related to Guest(s) use of premises or the items of personal property therein. Guest(s) assumes the risk of injury or other losses relating to any recreational activities or services ordered for guest use and will hold OWNER and its Agents harmless with respect there to.

**By signing this, I have read, understand and fully agree to all the above policies. I understand that this is a binding contract. I also understand that I am responsible for insuring all my guests are aware of and abide by the above policies. By signing this, I agree that I am responsible for all damages, regardless of cause or fault and agree to pay damages as deemed appropriate by owner/managers.**

X

\_\_\_\_\_

Guest Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_(Date)

If sending by email attachment, type name, date and check here: **“BY PHONE \_\_\_”**

**FOR DIRECT RENTAL:  
TO SECURE YOUR RESERVATION FOR LAKESIDE RETREAT:**

1. Read, Complete, and Sign this Lease Agreement (Mail first and signature page to following address or email to [info@mylakewoodgetaway.com](mailto:info@mylakewoodgetaway.com))
2. Call 540-320-3058 to verify dates and give us your credit or debit card.
3. We require a valid credit card to hold the reservation; prefer payment by money order or personal check. A \$5 Verification check may be run to confirm validity of credit card.
- 4.

**If you prefer to pay with credit card, please book through our web site.  
[www.mylakewoodgetaway.com](http://www.mylakewoodgetaway.com)**

**Make checks out to DOUBLE K LAKESIDE RETREAT, LLC**

Mailing Address:  
LAKEWOOD GETAWAYS  
6287 OLD FERRY ROAD  
HIWASSEE, VA 24347  
[info@lakewoodloghomes.com](mailto:info@lakewoodloghomes.com)