***Lakewood Lodge* Rental Agreement – page 1 of 5**

***Lakewood Getaways, LLC* *(AKA Claytor Lake Getaways)***

**Sherry Vaughn, Property Manager,** 540-320-3058

**Mailing address**

6287 Old Ferry Road Hiwassee, VA 24347

**Physical Address**

**Lakewood Lodge,** 6200 Old Ferry Road, Hiwassee, VA 24347

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Full Name**

**Date of Birth**

**Total Number of Guests How many under the Age of 18 (Any children under 16 must be accompanied at the dock)**

**Arrival Date** \_\_\_\_\_/ \_\_\_\_\_/ \_\_\_\_\_ **Departure Date** \_\_\_\_\_/ \_\_\_\_\_/ \_\_\_\_\_

**Billing Address**

Street

City

State

Zip Code

**Contact Information**

Mobile Phone Number

Email Address

**Total Number of Guests (5-6 maximum, 4 or less is preferable)**

*(Lakewood Lodge accommodates 2 guests per bedroom (2 king beds per room). There is a queen size futon in the living room, a queen size air mattress, and a port-a-crib.*

**Rental Rates**

Peak season rates generally apply May-September, during local university events (such as graduation, game days), and holiday weekends*. Please contact us to inquire about the best rates and for favorable pricing options for military personnel or an extended stay (seven nights or more) discount.*

**CHECK-IN TIME 4:00 P.M.**  **CHECK-OUT TIME 11:00 A.M.**

Need an earlier check-in time/ later check-out time? Please inquire within 24 hours of arrival/ departure date**.** *A day use fee may be charged.*

**No Extra Guests / No House Parties**

We gladly rent to responsible adults over the age of 24. There shall be no more than the number of people stated on the reservation, without prior permission from the Property Manager. Guest activities must not interfere with, or disturb neighbors.

**Holding a Reservation**

A completed Rental Agreement and a VISA or MasterCard number is required to hold your reservation.

Please return the 1st and final page of this agreement with a minimum 50% payment. The rest of the information is for the guest. The date of the remainder due will be noted on your payment invoice.

Also, please provide a screen shot of your Driver’s License or ID.

No fees will be charged to your card with the exception of property loss or damage (as mentioned within this Lease Agreement). Your card will not be charged without prior approval. Call the Property Manager at 540-320-3058 to provide your card number. We prefer cash, check or money order for rental payment.

**Make checks payable to C. E. Thomas**. If you prefer other payment options, please contact the Property Manager.

**Returned Checks**

A $25 service charge and amount of the check will be required for a returned check.

**Cancellation Policy**

All reservations are subject to a 14-day cancellation policy. Emergencies and extenuating circumstances are given careful consideration. If you cancel up to 14 days before arrival, you will receive a complete refund. After 14 days, the refund amount will depend on if we were able to re-book those dates. Lakewood Getaways, LLC (AKA Claytor Lake Getaways) cannot refund money due to circumstances beyond our control.

**Lakewood Lodge Losses and Damages**

Pets and indoor smoking are not allowed. Misuse of, damage to, or loss of contents and/or premises, indoor smoking/vaping, failure to use urns designated for of smoking materials, and/or additional cleaning requirements beyond our typical VIP exit cleaning will result in a credit card charge (or an additional fee when booked online through Evolve).

If guest(s) violates any of the conditions of this Rental Agreement, the property manager may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest shall vacate the Premises immediately with no refun

**VIP Amenities/ Housekeeping Package covers:**

We supply bed linens, towels, wash cloths, shampoo, hand soap, bath soap, hair dryer, washer/dryer, laundry detergent, iron/ironing board, dish towels, dish cloths, dish soap, paper towels, napkins, kitchen wrap, trash can liners, assorted cooking spices, salt and pepper, sugar, flour, assorted herbal teas, starter coffee pods (unit has a single serving K-cup and carafe coffee maker for ground coffee), basic cleaning supplies, and a broom and dust pan. Our housekeeping staff provides an extensive exit cleaning after your departure. Propane is provided for the gas grill, as well as grill cleaning products.

Kitchen appliances include a full-size refrigerator with ice maker, induction cooktop, electric oven, non-stick cookware, microwave oven, toaster, blender, hand mixer, and crock pot. A gas grill and propane are provided. *Please note that you are responsible for cleaning the gas grill after us*e. A fee will be charged if it is left in an unacceptable condition.

NOTE: If you set coolers with food, etc. outside, please close gates to deter animals.

We do have the occasional bear and coyote pass through looking for a snack.

**Free Wi-Fi is available.** Log-in info is on premises. The upstairs bedroom television uses an Amazon firestick and the downstairs bedroom and living area television use Direct TV (basic pkg only). The living area also has a DVD player and an assortment of DVDs and music CDs.

**Guest Parking**

Park on paved areas ONLY. Do not drive on or park on the grass. The gravel driveway behind the lodge is a private access road and cannot be blocked.

**Pay-on-site Amenities**

Firewood $7.00 per bundle. Notify us by 6:00 p.m. to request wood delivery to the fire pit.

Canoe and kayak use. 10.00

In-house massage by licensed massage therapist (if available).

**Septic System**

Lakewood has an engineered septic system. Therefore, please deposit oils and grease in plastic bags or disposable containers and place in trash. Also, absolutely NO personal hygiene products, diaper wipes, or paper towels are to be flushed; only toilet paper. If the power should go off, you will

hear a septic system failure alarm when it restarts. The reset button to turn off the alarm is under the electric meter located outside on the left side of the house. Please contact us if you have trouble locating it.

**Neighborhood Quiet Time**

Please respect the 10:00 p.m. to 8:00 a.m. outdoor quiet time. This is a county ordinance. The discharge of firearms or fireworks is strictly prohibited, as is hunting.

**Waterfront Access**

**Lakewood Lodge is not located waterfront. It does, however have access to a private dock.**

Your private dock access is located at **6287 Old Ferry Road**, a 5-minute walk or drive after exiting the driveway and taking a left. You may park across from the stone mailbox at 6287. Please park well off the road. Please do not wander onto private property or docks without direct permission of the property owner.

Use of waterfront and watercraft is at your own risk. Please provide own coast guard approved life jackets for infants. Children under 16 are to be supervised at the dock.

Bring your own fishing gear. VA State licenses are required to fish in state waters.

Our game wardens are very observant!

Canoe/ kayak rental is $10.00 per vessel. Contact the property manager, Sherry Vaughn, 540-320-3058, for availability and to arrange rental. Replace canoes/ kayaks back on the stationary dock.

Do not wander onto other owners’ private docks without owners’ permission.

When leaving, gather any water toys and leave dock area clean.

Pontoon boat, paddle boards, and more may be rented by contacting [Mountain2Island.com](https://mountain2island.com/) (use Discount Code: LW *plus current year*).

# **CHECK-OUT PROCEDURES**

* If you have left-over perishables, the housekeeping staff will enjoy them.

However, please leave the refrigerator and other appliances clean.

* Place any dirty dishes in the dishwasher and start it.
* Place all trash in bags and in the trash can located outside by HVAC.
* Close lid tightly to deter roaming critters.
* Turn off all lights and electronics.
* Check closets, drawers and laundry area for personal items and plugs for charging cords.
* Inspect all outdoor areas that you used.
* If you used the fire pit, please make certain the fire is completely out and leave the surrounding area as you found it.
* Return thermostat to 75 in summer; 65 in winter.
* Close all windows.
* Lock all exterior doors.

Please contact us if you left something behind that you would like shipped to you. You will incur a shipping fee. The property manager and/ or owner are not responsible for retention of articles left on premises.

**Signature**

By signing this, I have read, understand, and fully agree with the conditions of this Rental Agreement. I also acknowledge **that I am responsible for insuring all my guests are aware of and abide by the terms of this Rental Agreement. I will be responsible for property damages or losses incurred during my rental period, regardless of fault. Also, by signing this, I am agreeing to pay damage/ loss fees as determined by the property manager and/ or owner.**

**Printed Full Name**

**Date** \_\_\_\_\_/ \_\_\_\_\_/ \_\_\_\_\_ DOB\_\_\_\_\_\_\_\_\_

Please include a screen shot of your driver’s License/ID

\*\*If sending as an *email attachment*, please type name, date above plus initial here \_\_\_\_\_\_\_\_\_\_\_

For *direct rentals* through Property Manager or Owner, pleasereturn your completed and signed Rental Agreement. Email the agreement to info@mylakewoodgetaway.com or mail to **Lakewood Getaways, LLC,** 6287 Old Ferry Road, Hiwassee, VA 24347.

Checks should be made out to C.E. Thomas, owner of the property.