



**PLEASE SIGN THE AGREEMENT BELOW AND RETURN BY FAX TO 678-854-8352 TO ENSURE YOU RECEIVE YOUR FINAL CONFIRMATION WHICH INCLUDES DIRECTIONS AND LOCKBOX CODES. THANK YOU!**

I have rented a cabin from Cabin Rentals of Georgia, LLC for the dates of \_\_\_\_\_ thru \_\_\_\_\_ ("rental cabin"). By signing this form below I verify that I understand and agree to the following:

1. I agree to hold Cabin Rentals of Georgia, its employees, and independent contractors (Collectively CRG) harmless against any and all claims, suits, and causes of action for damage to personal property, injury, or loss of life sustained in, on, or around the rental cabin or property there of.
2. I agree that CRG will not be held responsible for any lost items left, or any items stolen from, in or around the rental cabin.
3. A \$500.00 security deposit is required to hold your reservation. It will be refunded in full after your stay if there is no damage to the property or policy violation. By signing our consent form or staying in our cabins as a guest or the person reserving the cabin you agree that any charges for damages, missing items, fees for additional guests, not included on original invoice and/or additional cleaning fees in excess of the security deposit will be billed to the credit card you have provided to us and you have specifically provided the credit card for the purpose of providing payment on your credit card for damages or to be in compliance with this consent form.
4. NO high heeled shoes or boots may be worn inside the cabin. They cause damage to the wood floors. If floors are damaged the cost to refinish will be charged to the credit card you have on file with us.
5. We have a strict NO SMOKING policy. Failure to abide by this policy will result in forfeiture of your security deposit. No smoking is allowed inside the cabin or on the decks.
6. Please do not move the furniture or contents of the cabin. Do not rearrange the furniture. No outdoor furniture is to be brought inside the cabin. It will scratch the floors. This will result in forfeiture of deposit.
7. I understand that the rental cabin is not childproof and that extreme care must be exercised with children in rental cabins, especially around hot tubs, electric outlets, decks and loft railings.
  
8. I understand that hot tubs can present a health risk if they are used more than 15 minutes at a time. They may also present a health risk for any use

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- by women who are pregnant or think they may be pregnant, small children, or any person with a heart condition. The high temperature in a hot tub can cause injury to a fetus, collapsing of heart valves in small children, and a heart attack or stroke to anyone with a heart condition. I will not hold CRG responsible for any property damage, injury, or loss of life resulting from use of a rental cabin hot tub.
9. I understand that any outdoor exploration done on the property, which includes, but is not limited to, hiking on the property, or hiking paths across to the lakes, creeks or river, canoeing in the lakes, creeks or river, tubing in the lakes, creeks or river, fishing in the lakes, creeks or river, swimming in the lakes, creeks or river, or using the boat house etc. will all be done at my and my party's own risk. I will not hold CRG responsible for any accidents, injury, or loss of life resulting from the activities listed above, or any other unforeseen event.
  10. I agree that my security deposit which is held from my credit card used at the time of reservation may be applied to reimburse CRG for any damage caused by my rental party to the rental cabin or its furnishings or equipment or any items missing from the rental cabin during our stay. To the extent that the cost of repairing the damage or replacing the missing item(s) exceeds the security deposit, I agree to pay CRG the difference by having it charged to the credit card used at the time of reservation.
  11. Tenants assume full financial responsibility for damages to, or missing items from rental due to negligence or actions on their part. Within the first hour of occupying your cabin, if you find any damaged furniture or items, please contact Gary Knight at 678-549-3680 immediately. Guests are responsible for all damages to the cabins and their contents that may occur above normal wear and use.
  12. I understand that I will not receive a refund if I decide to depart the rental cabin early or shorten my stay or my guests don't show up once invoice is settled.
  13. Occupancy is limited to Registered Guests ONLY! Absolutely no overnight visitors are allowed and all visitors must be registered on the guest sheet left at the cabin and the office notified. Occupancy by more than the number of people stated in the rental agreement will result in the forfeiture of all rental fees, security deposit and/or additional charges to your credit card. If there is an unexpected change in the number of people during your stay, CRG must be contacted immediately and notified of that change. If CRG is not contacted regarding additional people, security deposit will be forfeited, and additional charges may be applied to your credit card which you are giving permission to charge in this event.  
**CLEANING CHARGES ARE BASED ON NUMBER OF GUESTS**

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- STAYING i.e. and HOW MANY BEDS SLEPT IN. If additional beds are slept in you will be charged 50.00 per additional bed slept in.
14. House Parties are not allowed under any circumstances. If a rental is booked for a house party without our knowledge, occupancy of the cabin will be terminated immediately without a refund, or deposit will be forfeited if discovered after the fact.
  15. I understand that there is often limited time to clean the rental cabin between rentals and that there may be an additional charge if I stay beyond the normal checkout time without CRG approval. Persons who remain in the cabin beyond the 10:00 a.m. checkout time will be subject to an additional \$100.00 per hour if they remain past the 10:00 a.m. checkout time.
  16. Pets are not allowed in the cabins. If evidence of a pet is discovered, tenant will be responsible for the costs of fumigating and deep cleaning the cabin for fleas, cleaning and repair of any damaged property. This charge is never less than \$500.00, and can be more. Deposit will be forfeited.
  17. Campers or Motor Homes are not allowed to be hooked up to our rental property. If a hook - up is discovered, occupancy will be terminated immediately without a refund, and deposit will be forfeited upon discovery.
  18. No firearms, firecrackers, fireworks or explosives of any kind are allowed to be discharged in or outside the cabins. Repairs to a cabin or grounds caused by the use of any of these items will be billed to the renter occupying the cabin at the time other damage occurred.
  19. I am aware that there are black bears in the area. While not generally aggressive, they are dangerous wild animals and should never be approached or teased. Food should not be left outside, and garbage containers should be closed and locked at all times.
  20. I agree to follow the Check-Out Procedures list that is located in the cabin.
  - 21.
  22. We try very hard to maintain our cabins in top condition. If something is not working at your cabin please evaluate the situation carefully before calling our maintenance line for someone to come out (1-706-669-4848). If you find the situation can wait until our normal crew checks this cabin when you leave please leave a note with a description of what needs attention. Our cabins are located all over the county and it takes time to get to them. If we are called out and the call is found frivolous, the service call will be charged back to the credit card on file.
  23. We will give a full refund for cancellation 30 or more days before the first rental day. Cancellation 14-29 days before the first rental day will forfeit the security deposit, but the rent will be refunded. Cancellation 7-13 days before the first rental day will forfeit the rent. All cancellations must be

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provided in writing by fax, email, or certified mail. There are no refunds for shortened stays or if additional people invoiced lessen from the time of invoice or 14 days prior to reservation.

I have read and I understand the terms of this Renters Consent Form. By signing below, I agree on behalf of myself and my rental party to these terms. I further agree to inform the other members of my rental party of the terms and insure that they abide by them as I am responsible.

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Signature

Date