



Norris Lake Properties, LLC Rental Agreement

This Agreement, made on **00/00/2015** by and between Norris Lake Properties, LLC (Lessor) and **-----** (Lessee).
The Lessor, in consideration of the policies and agreements to be kept and performed, leases to the Lessee the premises at:

000 blank rd (Name of House in Lakeside Estates) Max Occupancy up to **00 NO PETS**
La Follette, TN 37766

WITNESSETH:

The Lessee agrees to pay as rent for the said premises the sum of **\$---** plus 9.25% Tennessee sales tax, 5% Resort Lodging Tax, and a cleaning fee. The total rental fee of **\$---** is due 90 days prior to the date of reservation and is to be sent via a check. **If you prefer to use a credit card for the Total Rental Fee, a 5% processing fee will be added to the Total Rental Fee.**

The term of this agreement will begin at check in time, **3:00 p.m. on --/--/2015** and shall end at check out time of **10:00 a.m. on --/--/2015**.

The **refundable security deposit is in addition to the total rental fee and is due at the time of reservation and will be refunded the 10th of the next month following your stay.**

Rent	\$ 0
Sales Tax	\$ 0 (9.25% on Rent and Cleaning)
Lodging Tax	\$ 0 (5% on Rent only)
Cleaning Fee	\$ 000.00
Total Rental Fee	\$ 0 ← Check due --/--/2015
Refundable Security Deposit	\$ 500.00 ← Check due upon receipt to Reserve
TOTAL DUE	\$

Subject to the terms and conditions below:

1. Lessee accepts the above premises and furnishings in working order and good condition and agrees to maintain same in such working order and good condition as long as Lessee shall occupy the premises, and to return the premises to the Lessor at the termination of residency in as good order and condition, although reasonable wear and tear is expected. Lessee will be responsible for payment to Lessor for all damages of any type and will replace and restore all objects, which are lost, broken and damaged.
2. No activity will be carried on in the above premises, which will disturb other occupants, or other neighbors and Lessee will not allow any nuisance to occur or exist. Good housekeeping habits will be exercised so as to prevent insect, bug or rodent infestation or other hazards. No accumulation of garbage or refuse inside or outside the premises will be permitted. All trash must be bagged and put in outside containers. If trash is in excess and containers are at full capacity, please contact guest coordinator.
3. Parking is limited to the space available in front of your rental home. Overflow parking is available and the location will be indicated on site map. Trailers are not allowed to park at the homes. There will be a trailer-parking zone provided for our guests and the location will be indicated on the site map. Trailers are to remain in trailer parking zone at all times. Lessee is responsible for securing the trailer when unattended. **Trailer parking is strictly enforced. There is limited road space in front of houses/units therefore it is impossible for vehicles towing trailers to turn around.**

4. Lessor shall have free access at reasonable times to the premises in order to inspect, examine and exhibit the same or make needed repairs, and Lessor shall have the right of entry in the event of an emergency, nuisance, or disturbance, in the opinion of the Lessor, and such entry shall not violate the Lessee's rights, nor shall the Lessor incur any liability to the Lessee.
5. No pets or animals of any kind whatsoever shall be kept, allowed or permitted on or in the premises unless it is specified in the contract. If a pet is allowed, there is an additional \$250 pet security deposit required.
6. No smoking of any kind whatsoever shall take place inside the premises. Any pets or smoking in the premises is reason for immediate eviction and causes forfeiture of the security deposit.
7. Lessee will deposit with the Lessor a refundable security/damage deposit at the time of booking. Such security deposit may be applied to any damages sustained by Lessor. In addition, the deposit may be used by the Lessor to clean and/or restore the premises. Refund will be made only after inspection by Lessor to insure compliance with the terms thereof. When applicable, payment is sent on the 10th day of the next month following the rental period.
8. Lessee's liability for damages to the premises or furnishings shall not be limited to the amount of the said deposit, but said liability shall include full payment of restoration or repair or damaged premises or furnishings.
9. The above premises shall not be sub-rented or sub-leased or sub-loaned; nor shall this rental agreement be assigned to anyone without prior written consent of Lessor. Occupancy of the above premises and use of the furnishings therein shall be limited to the Lessee, and the Lessee's guests and invitees, who shall not exceed the maximum listed in this contract. This number includes children. We ask that you respect these guidelines. We must be very strict in enforcing these guidelines and should the actual numbers in the unit exceed the limit, you will be asked to leave the unit without a refund.
10. It is expressly agreed by and between the parties that Lessor is exempted and held harmless from any and all liability, and any damage or injury to any person or property caused by or resulting from fire, steam, electricity, water, rain, ice, snow, or leak from or flow from, or into, any part of said property or building, or from any damage or injury resulting or arising from any other cause happening whatsoever, and hold the Lessor harmless from any and all claims whatsoever, it being understood by and between the parties that this clause is material to the making of this agreement, and is a significant part of consideration relative to the amount of rent paid by Lessee. This obligation of the Lessee shall further apply to all of Lessee's guests, invitees, business associates, and all other persons present or permitted on subject property under the direction or permission of the Lessee.
11. Lessee shall be solely responsible for any thefts, acts of vandalism, or other damage or loss of personal property which may occur during the course of this agreement, whether said damage or loss be the property of Lessee or to the Lessee's guests, associates, invitees, or any other person or persons.
12. The names and address of the parties to this Agreement are as follows:

Lessor: **Norris Lake Properties, LLC**
 320 Echo Valley Drive
 Vandalia, OH 45377

Lessee(s): _____

Address: _____

Phone: _____ **Email:** _____

13. If Lessee violates or breaches any term or condition of this rental agreement then this lease shall immediately terminate. Upon termination, Lessee shall vacate premises and Lessor shall be entitled to any and all remedies under law.

14. This lease incorporates the entire agreement between the parties, and no oral modification hereto shall be recognized as binding, regardless of the conduct of the parties, unless reduced to writing and signed by both parties.
15. The use of the singular herein shall be construed to include the plural and the use of the plural shall be construed to include singular. The use of the masculine gender herein shall be construed to include the feminine and neuter gender and the use of the feminine gender shall be construed to include the masculine and neuter gender.
16. Lessee agrees to abide by Lessor's **Rules, Policies and Guidelines** as stated on the lessor's website: www.norrislakeproperties.com **which is incorporated in this contract here by reference** and may be amended from time to time as needed. Lessee is responsible for informing all guests of these *Rules, Policies, and Guidelines* as well. Lessee further agrees to abide by all laws, ordinances and regulations of any state, county and municipal authorities.
17. **Noise Ordinance:** Lessee agrees to keep all outdoor activities past 11:00pm through Sunrise to a minimal noise level, or if not, brought inside all together. Please remember sound travels on water and we ask you to respect your neighbors.
18. Lessee agrees to the following Check-out Procedures:
 - Wash and put away all dishes and run dishwasher before you leave.
 - Take dirty sheets off beds and place them on the floor at the ends of beds.
 - Place all dirty towels on bathroom floors.
 - Clean out refrigerator--Do not leave food or condiments.
 - Clean up all trash inside and outside home.
 - Bag all trash and place in outside containers. You must bring your own trash bags.
 - Make sure house is locked when you leave.

IN WITNESS WHEREOF, parties have agreed to and have accepted the foregoing on the date first above written.

 Jon Trimbach, Norris Lake Properties, LLC
LESSOR

LESSEE(S) SIGNATURE **DATE**

Address

City **State** **Zip**

Phone Number