RENTAL AGREEMENT

By this Agreement made and entered into on _____, 20____ between MARY LAMB PROPERTY MANAGEMENT, herein referred to as LESSOR, and _____ herein referred to as LESSEE. LESSOR leases to LESSEE THE premises situated at _____, in the city of _____, County of Campbell, and the State of Tennessee, Property_____.

1. TERM – This Rental Agreement shall be for a term of _____days beginning on the _____day of _____, 20____ and ending on the _____ day of _____, 20_____.
2. RENT-LESSEE agrees to pay the LESSOR as rent for the said premises the sum of _____DOLLARS + $ _____ TAX + $_____CLEANING FEE = $_____TOTAL. Make check payable to and mail to following address:
   MARY LAMB PROPERTY MANAGEMENT
   253 Buena Vista Lane
   LAFOLLETTEE, TN 37766
3. SECURITY DEPOSIT – On execution of the Rental Agreement, LESSEE deposits with LESSOR _____DOLLARS ($_____) receipt of which is acknowledged by LESSOR, as security for the faithful performance by LESSEE of the terms hereof, to be returned to LESSEE without interest, on the full and faithful performance by LESSEE of the provisions hereof.
4. **DEPOSIT REFUNDS** – The balance of all deposit shall be refunded within thirty (30) days from the date possession is delivered to LESSOR, together with a statement showing any charges made against such deposit by LESSOR.
5. TERMINATION/CANCELATION – This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than forty-five (45) days prior notice in writing. Deposits paid will be refunded within this time.
6. **FINAL PAYMENT** - FINAL PAYMENT IS DUE WITHIN 45 DAYS PRIOR OF CHECK-IN.
7. ASSIGNMENT AND SUBLETTING – LESSEE shall not assign this Agreement or sublet any portion of the premises without prior written consent of LESSOR.
8. DEFAULT – If any default is made in the payment of rent, or any part thereof, at the time herein before specified, or if any default is make in the performance of or compliance with any other term or condition hereof, this Agreement, at the option of LESSOR, shall terminate and be forfeited, and LESSOR may re-enter the premises and remove all persons there from.
9. DAMAGE TO PREMISES – LESSSEE agrees to pay LESSOR for any and all damages to the premises, ordinary wear and tear excepted, including but not limited to damage to any interior and exterior walls, ceilings, floors, carpets, windows, doors, locks, hardware, plumbing fixture, cabinets, shrubbery, lawn, heating or air conditioning apparatus, stove, refrigerator, water heater, well, septic tank, lights and any other fixtures, appliances or appurtenances of the leased premises. LESSEE is responsible for damages caused by any act or neglect of LESSEE, LESSEE's spouse, a member of LESSEE's family, guests, invitee of licensees of LESSEE or persons in the employ or under control of the LESSEE.
10. UPKEEP OF PREMISES – The premise shall be used and occupied by LESSEE exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the terms of the lease by LESSEE for the purpose of carrying on any business, professional, or trade of any kind, or for any other purpose other than as a private single family residence. LESSEE shall comply with all governmental health and police requirements, laws, restrictions, rules, ordinances and regulations respecting said premises.
11. RIGHT OF ENTRY –LESSOR reserves the right to enter premises at all reasonable hours for the purposes of inspection, and whenever necessary to make repairs and alterations to the premises. LESSOR shall not be liable for damages due to the temporary breakdowns or any other similar conditions which now or hereafter may exist on the premises.
12. LOCKOUT / LOST KEY- There will be a $10.00 charge to unlock rental if LESSEE gets locked out after check-in and a $25.00 charge for lost keys.
13. OCCUPANTS – The premises shall be occupied by no more than a total of _____ adults and children.

14. PERSONAL PROPERTY – LESSEE shall bear the risk of loss of all personal property on the premises and LESSOR shall not be liable for any damage to personal property of LESSEE or theft thereof. LESSOR shall not be liable for any damage to the property of LESSEE or occupants or LESSOR'S leased premises, lack of repair the premises, or any accident occurring in or about the premises. LESSOR does not have insurance coverage on any of LESSEE'S property.

15. RULES AND REGULATIONS – Any rules and regulations established by LESSOR for the premises are an important part of the Agreement and are incorporated by reference and made a part hereof. Rules are posted in each rental and will be enforced by management. a) Loud and unruly behavior will not be tolerated. If LESSOR is notified by neighbors or police officials as a result of such behavior, LESSEE will forfeit the deposit and will result in immediate eviction. Illegal drug use is strictly prohibited.

16. LESSEE agrees and acknowledges that (a) rearranging of furniture is not permitted; (b) charcoal grilling shall not be allowed inside the house or garage;(c) No boat wakes shall be created by LESSEE or guests within the cove or in front of the premises.

17. PETS - NO PETS or animals shall be brought on the premises. Please notify LESSOR of any working animals.

18. NO SMOKING - in premises. Outside smoking is permitted, but please do not litter.

19. NO LITTERING - BRING ALL GARBAGE BACK FROM DOCK.

20. INDEMNIFICATION AND HOLD HARMLESS - LESSEE understands and acknowledges that premises are located on the shores of Lake Norris and as such, may poses risks not otherwise encountered. LESSEE hereby accepts and agrees to the following: (a) LESSEE shall ensure that the premises are used in a safe manner at all times and that use of the premises by minors is supervised by an adult; (b) LESSEE shall indemnify and hold LESSOR (its officers, employees, agents and equity holders) and the Owner of the premises harmless from and against any and all liabilities, claims and expenses for personal injury, death or property damage resulting from unsafe and/or unsupervised use of the premises by LESSEE, minors and/or persons invited on the premises by LESSEE. Owner and LESSOR shall not carry insurance for, nor be liable for claims, demands, causes of action, judgments, attorneys' fees, costs and expenses arising from or connected with LESSEE's use or occupancy of the premises or the premises adjacent thereto, nor claims, demands, causes of action, judgments, attorneys' fees, costs and expenses for property damage, bodily injuries or death suffered or caused in or about said premises or the premises adjacent thereto, resulting directly or indirectly from the acts or neglect of LESSOR or Owner.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____20_____.

LESSEE: LESSOR:

_____ _____

NAME

BRING YOUR OWN BATH TOWELS

MARY LAMB
PROPERTY MANAGEMENT
423-494-7766 (CELL)
EMAIL:mary@norrislakefrontrentals.com

CHECK IN TIME – 3:00 P.M. $15.00 per hour for early check-in (when available with prior approval)
CHECK OUT TIME – 11:00 A.M. $15.00 per hour for late check-out (when available with prior approval)

DEPOSIT DUE WHEN RENTAL AGREEMENT IS RETURNED* $_____
RENT DUE BY _____ $_____
TOTAL DUE $_____

* RETURN DEPOSIT ALONG WITH RENTAL AGREEMENT IF PAYING BY CHECK OR MONEY ORDER. IF DEPOSIT WAS MADE WITH CREDIT CARD, PLEASE EMAIL OR MAIL RENTAL AGREEMENT. IF NOT RECEIVED WITHIN 15 DAYS FROM THE DATE OF THIS BOOKING, RESERVATION MAY BE CANCELLED WITHOUT NOTICE TO THE LESSEE.