

RENTAL AGREEMENT

By this Agreement made and entered into on _____, 20____

between **MARY LAMB PROPERTY MANAGEMENT**, herein referred to as LESSOR, acting as sole agent for the owners and _____, here in referred to as LESSEE, to lease to LESSEE the owners', private residence, situated at 395 East Norris Pointe Road _____ in the City of _____, County of Campbell, and State of Tennessee.

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 the LESSOR as rent for the said premises the of _____ DOLLARS +\$_____ TAX(\$_____ TOTAL). Make check payable to and mail to the following address:

MARY LAMB PROPERTY MANAGEMENT
182 BUENA VISTA LANE
LAFOLLETTE, 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. DAMAGE TO PREMISES. LESSEE agrees to pay LESSOR for any and all damages to premises, ordinary wear and tear excepted, including but not limited to damage to any LESSEE agrees to pay LESSOR for any and all damages to premises, ordinary wear and tear excepted, including but not limited to damage to any interior and exterior walls, ceilings, floors, carpets, windows, doors, locks, shrubbery, lawn, heating or air conditioning apparatus, stove, refrigerator, water heater, 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, invitees of licensees of LESSEE or persons in the employ or under the control of the LESSEE. Regarding such damages, the role of agent's duty to owners are documented and explained in "RESPONSIBILITIES OF PARTIES".
5. UPKEEP OF PREMISES-The premises shall be used and occupied by LESSEE exclusively as private single family residence, and neither the premises nor any part thereof shall be used at any time during the terms of this lease by LESSEE for the purpose of carrying on any business, professional, or tradeoff 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.**

6. PERSONAL PROPERTY-LESSEE shall bear the risk of loss of all personal property on the premises and LESSOR /and/or owner/s shall not be liable for any damage to personal property of LESSEE or theft thereof. LESSOR and /owner shall not be liable for any damage to the property of LESSEE or occupants of LESSOR's leased premises, or any accident occurring in or about the premises.
7. ASSIGNMENT AND SUBLETTING-LESSEE shall not assign the 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 made in the performance of or compliance with any other term or condition hereof, this Agreement, at the option of LEESSOR, shall terminate and be forfeited, and LESSOR may re-enter the premises and remove all persons therefrom.
9. RIGHT OF ENTRY-LESSOR reserves the right to enter the premises at all reasonable hours for the purpose 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 upon the premises.
10. 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.
PETS-NO PETS or animals shall be brought on the premises. Please notify LESSOR of any working animals.
11. DEPOSIT REFUNDS- The balance of all deposits 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.
12. OCCUPANTS- The said premises shall be occupied by no more than a total of ____ adults and children.....
13. TERMINATION- 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 thirty (30) days prior notice in writing
14. LOCKOUT/LOST KEY- There will be a \$10.00 charge to unlock rental if LESSEE gets locked out After check-in and a \$15.00 charge for lost keys....
15. No Smoking in premises.
16. Please note: Only pre-downloaded devices are allowed to be hooked up to any of the TV's in this residence
PLEASE LOAD DEVICES BEFORE TENANCY. ONLY PRELOADED DEVICES CAN BE HOOKED TO THE TELEVISIONS.
17. RELEASE OF LIABILITY: It is expressly agreed by and between the parties that the residence owners, Virgil and Ann Ponzoli, the LESSOR/AGENT, MARY LAMB PROPERTY MANAGEMENT and its members, representatives or agents thereof is exempted and held harmless from any and all liability claims, or demands for personal injury or personal property damage arising from any cause happening whatsoever including any negligent acts by person/s, including the LESSOR and the LESSEE, all of the LESSEE's guests, invitees, business associates, and all other persons present or permitted on subject property under the direction or permission of the LESSEE.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____,
20__.

LESSEE:

LESSOR:

NAME

MARY LAMB

PROPERTY MANAGEMENT

423-566-0648 (Home)

423-494-7766(Cell)

BRING OWN BATH TOWELS

EMAIL:

mary@norrislakefrontrentals.com

CHECK IN TIME -3:00PM

\$15.00 per hour for early check-in

CHECK OUT TIME- 11:00 AM

\$15.00 per hour for late check-out

BOAT SLIP ()

GATE CODE-

PHONE NUMBER -423- _563 7599 _____

DEPOSIT DUE WHEN CONTRACT IS RETURNED* \$ _____

RENT DUE BY _____ \$ _____

TOTAL DUE \$ _____

