

Short-Term Rental Agreement

Welcome to Southern Comfort Cove!

We are thrilled to host you at our lakefront property! To ensure a safe, enjoyable, and memorable stay for everyone, we kindly ask that you review and adhere to the following policies.

1. General House Rules

- **Check-In/Check-Out Times:** Check-in is at 4:00pm, and check-out is at 10:00am. We would be happy to accommodate an early check-in or a late check-out for a fee if our schedule allows. However, if we have back to back bookings, our cleaning crew will need the full time between check out and check in to prepare the space. Delays to housekeeping due to unapproved late checkouts are subject to a fee.
 - **Maximum Occupancy:** The house accommodates up to 12 guests. Please do not exceed this limit.
 - **No Parties or Events:** Parties and events are strictly prohibited.
 - **Quiet Hours:** Quiet hours are from 10:00pm to 9:00AM. We have neighbors that live here full time. Please be respectful and keep noise levels to a minimum during these times.
 - **No Smoking:** This is a smoke-free home, including the outside decks and surrounding property. No smoking of any substance including vaping.
 - **Pets:** We welcome up to 2 dogs per reservation, with a maximum weight of 60 pounds each. An additional fee will apply. Cats and other animals are not permitted. Guests are responsible for cleaning up after their dogs, ensuring they are well-behaved, and not leaving them unattended inside the home unless crated. Dogs are not permitted to be left outside unattended and are not allowed on provided linens. Failure to comply with this policy may result in additional cleaning fees or charges for damages.
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2. Parking

- **Parking** is available on the driveway both in front and adjacent to the home. Please refer to pictures.
 - **Trailers** are also permitted to park on the driveway. Please ensure that the trailer is secured and that wheels are safely chocked as the driveway is on a hill.
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3. Smart Home Features

- **Smart Lock:** The front door is equipped with a smart lock. You will receive a unique access code prior to check-in to use throughout your stay. Please do not share this code with anyone outside your party. Please contact us if you have any challenges with entry.
 - **Smart Thermostats:** The home has two smart thermostats, one upstairs and one downstairs. Feel free to adjust the temperature for your comfort. The heat should not be set above 75° and the air conditioning should not be set to cool below 66°.
 - **Internet:** High-Speed Complimentary Wi-Fi is available as a courtesy. The network name is "SCC Guest" and login is available through the popup portal. We are not responsible for issues with internet availability during your stay. We will promptly report any internet outages to the service provider upon notice.
 - **Security Cameras:** This home does have exterior security cameras placed at the front door (Doorbell) and the backside of the house. These are intended for the security of the property and guests. They record both porches, the front and back yards, and the driveway 24/7. We have access to the cameras at all times. There are no cameras inside the home.
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4. Lakefront & Dock Safety

- **Dock:** The single-slip covered dock is available for your use during your stay. For your safety, please adhere to the guidelines below:
- **Supervision:** Children must be supervised at all times while on or near the dock or shoreline.
- **Swimming:** Swimming from the dock or shoreline is permitted at your own risk. Diving from the dock is strictly prohibited due to changes in water depth.
- **Fishing:** Fishing is permitted from the dock and shoreline. Guests must provide their own fishing equipment and ensure compliance with local fishing regulations. Please do not dispose of fishing lines or lures in the lake as they can create unsafe swimming and boating conditions.
- **Boating:** If you bring a boat or watercraft, ensure it is properly secured to the dock. It is exclusively your responsibility to comply with all local boating regulations.
- **Kayaking & Water Floats:** Guests may use the provided kayaks and floats at their own risk. Life jackets must be worn when using these amenities. Please adhere to any weight restriction listed on equipment. Avoid use during bad weather or unsafe water conditions. Ensure all equipment is returned and secured to the rack in good condition.
- **Weather Conditions:** Avoid using the dock or other lake equipment during storms, high winds, or other unsafe weather conditions.
- **Personal Responsibility:** Guest use of the dock, lakefront area, kayaks, and any provided equipment or amenities is entirely at their own risk. The homeowner assumes

no liability for accidents, injuries, damages, or loss of personal belongings resulting from the use of these areas or items. By using these amenities, guests acknowledge and agree to exercise caution, follow all safety guidelines, and accept full responsibility for their own safety and the safety of their party, including minors and non-swimmers.

5. Other Amenities

- **Fire Pit:** Please enjoy the provided fire pit responsibly. Fires should be contained within the fire pit at all times. Please ensure the fire is completely extinguished before leaving it unattended. Do not use during high winds. Guests use the fire pit **at their own risk** and are responsible for any damages or injuries resulting from improper use. Fire extinguishers are located in both kitchens under the sinks if required for an emergency.
 - **Outdoor Games:** A number of outdoor games are provided for your enjoyment. Please return all equipment to its designated storage area after use to protect from the elements.
 - **Consumables:** Initial supplies of amenities like toilet paper, paper towels, dish soap and laundry detergent are provided. Guests are required to supply these items for the remainder of their stay once the initial supplies run out.
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6. Cleaning & Maintenance

- **Kitchen Use:** Feel free to use all kitchen appliances, utensils, and cookware. Before checkout, please load any dirty dishes into the dishwasher and start it.
 - **Laundry:** A washer and dryer are provided for guest use. A small supply of laundry detergent is available, or guests may bring their own. To maintain the appliances, please leave the washing machine door slightly open when not in use to allow it to dry and clean the dryer lint trap after each use to prevent fire hazards.
 - **Cleanliness:** We kindly request leaving the home in the same condition as you found it. Please use the makeup remover cloths provided to avoid staining the towels or linens. While the home is professionally cleaned between stays, additional fees may apply for excessive cleaning or repairs.
 - **Trash Disposal:** Garbage cans are provided in both kitchens and in all bathrooms. All trash must be securely bagged before being placed in the outdoor garbage bins. Guests are responsible for properly disposing of all trash during their stay.
 - **Damages:** We understand that sometimes accidents happen! Should you break or damage anything during your stay, please notify us within 24 hours. Guests are responsible for damage beyond normal wear and tear.
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7. Additional Policies

- **Commercial Use:** Commercial photography and videography of the property are prohibited without written consent.
 - **Illegal Activities:** Illegal activities, including drug use, prostitution, or any actions violating local, state, or federal laws, are strictly prohibited on the property. Violations will result in immediate eviction without a refund and may be reported to law enforcement.
 - **Decorations:** Please do not move or remove any furniture or decorations.
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8. Check-Out Instructions

Before you leave, please:

- Return all outdoor equipment and games to their storage area.
 - Load and start the dishwasher.
 - Place used towels in the tubs.
 - Lock all doors and windows.
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9. Cancellation & Refund Policy

- **Full Refund:** Guests may cancel their reservation and receive a full refund if the cancellation is made at least **30 days** before the check-in date. Guests can also receive a full refund if they cancel within 48 hours of booking, if the cancellation occurs at least 14 days before check-in
- **Partial Refund:** Cancellations made between **7** and **30 days** before check-in will receive a **50%** refund of the total booking amount.
- **No Refund:** Cancellations made within **7 days** of the check-in date are non-refundable.
- **Early Departures:** No refunds will be provided for early departures or unused nights during the stay.

We highly recommend that you purchase travel insurance to cover unexpected circumstances, including illness, cancellations, or other disruptions that may affect your stay. By booking, you agree to this cancellation policy.

10. Security Deposit

A security deposit of \$300 is required to secure the reservation and protect the property against any potential damages or excessive cleaning required following your stay. The security deposit will be collected at the time of booking and held until the completion of your stay.

The security deposit will be refunded in full within 7-14 business days after check-out, provided that no damage has been caused to the property, no items are missing, and the property is left in a reasonable condition. Any damages or additional cleaning fees will be deducted from the security deposit, and you will be notified of any deductions via email. If the damage exceeds the deposit amount, you will be liable for the additional costs.

11. Contact Information

If you have any questions or need assistance during your stay, please contact:
southerncomfortcove@gmail.com.

12. Liability & Indemnity

By entering into this rental agreement, you, the guest, agree to indemnify, defend, and hold harmless the property owner, its agents, and representatives from any and all claims, damages, liabilities, or expenses arising from your use or occupancy of the rental property, including but not limited to any personal injury, loss of property, or damage to the property during the rental period. This includes any accidents or injuries sustained on the premises, whether caused by your actions or the actions of others.

Guests using the dock, kayaks, or other provided equipment acknowledge and accept full responsibility for any personal injury, accidents, or damages related to these activities. The host assumes no liability for injuries resulting from the use of these amenities.

The host is not responsible for any loss, theft, or damage to personal property during your stay, including items left behind in the property. You acknowledge that you are responsible for your own safety and the safety of your guests while on the property.

Furthermore, you agree to comply with all terms set forth in this agreement, as well as all applicable laws and regulations during your stay, and will be responsible for any fees, fines or penalties arising from non-compliance.

Thank You!

Thank you for choosing Southern Comfort Cove for your getaway. We hope you enjoy your stay and create lasting memories. Please don't hesitate to reach out if you need anything!