

Security, Cleaning and Pet Deposit Addendum

This agreement is made a part of and attached to the Rental Agreement. *Lake Country Vacation Rentals adheres to the strict guidelines authorized by North Carolina G.S. in Chapter 42A, Vacation Rental Act and Article 6, Tenant Security Deposit Act.*

Security

A non-refundable \$45.00 damage waiver fee is required as Security for all rental homes. The damage waiver fee will cover any **reported, accidental loss or damage to the rental property**. This charge will be included in your total rent, plus tax. In addition, a verified valid credit card (Master Card or Visa) is required to be kept on file for the duration of your visit to cover any un-reported accidental or non-accidental loss or damage to the rental home. You will be notified within 45 days of departure if any damages or losses were observed as a result of your stay. **Reported, accidental loss or damage** is covered for up to \$1500.00 by the damage waiver fee. All un-reported accidental loss or damage, upon notification to you, will be billed to the credit card on file unless other payment is received.

Damages or Losses include but are not limited to:

<i>Moving furniture or equipment</i>	<i>\$50.00</i>
<i>Damaged Linen</i>	<i>\$5.00 per sheet or towel \$50.00 per bed covering</i>
<i>Violation of Smoking Restriction remediation</i>	<i>\$100.00 fine plus a cleaning fee (see below), for smoke smell</i>
<i>Broken or Damaged Items</i>	<i>Replacement Cost</i>
<i>Hot Tub Misuse</i>	<i>Replacement Cost or cost to repair</i>

Cleaning

A valid credit card is held in the event additional cleaning (beyond the standard clean) is necessary as a result of your occupancy. Up to \$500.00 may be billed to your account for additional cleaning.

- **Tenant must leave the home as found at check-in**
- **Bag and empty trash to outside containers**
- **Clean out refrigerator**
- **Make sure dishes, pots, pans and all cutleries have been cleaned and properly stored in its original station**
- **Separate used sheets and towels from each other and leave on bathroom floor**
- **Make sure pillows, mattress pads, shams and coverlets are clean and left neatly folded on the bed, unless they have been soiled, then loosely fold and leave in a separate stack in floor of bathroom.**

In the event extra cleaning becomes necessary as a result of your stay, then your credit card may be charged for up to \$500.00 for reimbursement for labor and equipment used beyond normal cleaning, to restore the premises as it was prior to your occupancy.

Restoration cleaning includes but is not limited to:

<i>Cleaning refrigerator</i>	<i>\$50.00</i>
<i>Removal of used linen</i>	<i>\$12.00 per bed</i>
<i>Removal of trash left inside home</i>	<i>\$50.00</i>
<i>Smoke in home due to misuse of fireplace or Unauthorized cigarette smoke remediation.</i>	<i>\$500.00</i>
<i>Soiled coverlets that require extra cleaning</i>	<i>\$25.00 (Security Deposit may apply if damages occur)</i>
<i>Cleaning Outdoor fire pits and/or grills</i>	<i>\$50.00 per instance</i>

Pets

For rental homes that allow pets, Pets must first be registered (name, breed and weight) with rental Agent when the reservation is made. Pets in these homes are usually limited to one house-trained dog. Cats and other animals are not permitted. **A \$75.00 non-refundable fee, plus tax is added to the rental.** In addition, a valid credit card will be kept on file with authorization and may be charged for any damages to the premises, or for extra cleaning as a result of your pet's stay. You will be notified in writing within 2 weeks if monies are retained for damages or extra cleaning.

Non-registered Pets or Pets in non-pet homes will result in a \$200.00 unauthorized pet fee, immediate eviction and loss of rent.

Tenant is required to clean up after pet including surrounding property.
Leash law in effect within the town limits of Lake Lure which includes Rumbling Bald Resort
Pets are not allowed on beds, or other furniture
Pets may not be left unattended for more than 4 hours without being crated.
Tenant is required to vacuum all hair from floor, rugs, etc. prior to check-out

Your credit card may be charged for reimbursement for labor and equipment used, and/or for losses incurred as a result of pet's stay.

Damages or Losses include but are not limited to:

<i>Damaged walls, screens, carpet, furniture or equipment</i>	<i>Replacement Cost</i>
<i>Extra cleaning and/or spraying for fleas or ticks</i>	<i>\$200.00</i>
<i>Damaged or excessively soiled linen or upholstery</i>	<i>Minimum \$100.00 or replacement cost</i>

I have read, understand, and agree to the provisions set forth in this contract addendum.

Signature of Tenant

Date

Signature of Tenant

Date

BY:

Lake Country Vacation Rentals

Date

Mailing Address:

LCVR, PO Box 488, Lake Lure, NC 28746