

# Owl's Hoot Chalet

## OWL'S HOOT CHALET RENTAL AGREEMENT

**You must read and sign this Rental Agreement to finalize your reservation.**  
**You may email that you agree to the terms, or scan and email it to [sowright412@gmail.com](mailto:sowright412@gmail.com),  
or print and mail it to 10933 Farragut Hills Blvd, Farragut, TN 37934.**

1. **Property Location:** The address is 139 Black Mash Hollow Road, Townsend, TN 37882.
2. **Number of Guests:** Occupancy is limited to 9 persons. The nightly rate is \$140.00 to \$175.00, depending on the season. The base rate is for up to 4 people, plus \$10/extra adult and \$5/extra child (ages 2-17) per night or \$50/adult and \$25/child per week. Discounted weekly rates are also available.
3. **Minimum Age:** The guest signing this agreement must be 25 years old. Children are welcome to accompany at least one adult who is 25 years or older.
4. **Visitors:** Visitors are not permitted in the chalet or on the property without prior permission from Management. **House parties** are not permitted. If unapproved visitors are discovered, Management has the right to evict all guests and visitors and will retain the full rental payment.
5. **Pet Policy:** Pets are not permitted at any time without written permission from Management. If an unauthorized pet is discovered, occupancy may be terminated, and you agree to forfeit the balance of your payment, plus your damage deposit if needed for deep cleaning, pest control, and any damages.  
  
If you are bringing pet(s), provide the information requested on page 3 by mail or email to Management.
6. **Minimum Stay:** A minimum stay of 2-7 nights is required depending on the season. Management may make exceptions to minimum stay requirement, based on availability.
7. **Access to Property:** Management is permitted access to the property during your stay for purposes of inspection and repair, if needed.
8. **Guest Responsibility:** You accept responsibility for any loss, damage to the property and its contents, and/or an extraordinary mess. If you pay by credit card, you agree that Owl's Hoot Management may charge that credit card for any damage, excessive cleaning, and/or any other cost incurred due to your stay (see Item 9, Security Deposit/Damage Protection). If the premises appear dirty or damaged upon check-in, inform us immediately.

You are also responsible for locking the chalet when absent and for any valuables left in the chalet. You may purchase traveler insurance through online vendors.

Note that Owl's Hoot Chalet has remotely monitored surveillance cameras to protect your security, as well as ours. The two cameras are positioned to monitor the driveway only.

9. **Security Deposit/Damage Protection:** A refundable security deposit of \$300 [\$500 if you bring pet(s)] is required 2 weeks before your arrival if you are paying by check. If paying by credit card, call the office to provide your credit card billing address, number, and expiration date. This card will be charged only if necessary to cover any damages.
10. **Cancellation Policy:** If you cancel your reservation, we will refund your deposit as follows:
- a. More than 30 days before your arrival date: 100% refund (less a \$30 administrative fee) or a 100% credit towards another date
  - b. 30 days or less: 80% refund if we are able to re-rent the chalet for the same dates
  - c. Failure to pay the balance in full by the due date may result in the loss of your deposit and a cancellation of your reservation.
  - d. We do not refund deposits or payments in the event of inclement weather, unless highways or roads leading to the property (within 10 miles) are closed, in which case we will credit any deposit/payment to another date.
11. **Weather Conditions:** Owl's Hoot Chalet is located beside a small creek, but depending upon weather conditions, that creek may or may not contain water. The Little River lies approximately a 1/3 mile away. Management is not responsible for weather or creek conditions.
12. **Acceptable Payment Methods:** We accept credit and debit cards (Visa, MasterCard, Discover) and checks payable to Myra Southern mailed to 10933 Farragut Hills Blvd., Farragut, TN 37934. Cash may be acceptable for last-minute rentals.

I agree to abide by the terms of this Rental Agreement and the Pet Agreement if applicable.

Signature: \_\_\_\_\_

Name (print) \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay): \_\_\_\_\_

### Owl's Hoot Chalet Pet Policy

As you may know, lodging that allows pets is hard to find. We welcome your pets and have a 5-acre meadow for them to run and play in. Our house rules are just common sense. We ask that you show consideration for our property and the guests who follow so that we can continue to allow you the privilege of bringing your family pet.

Note that pets are allowed in the National Park (on a leash) but not on the hiking trails. Leashes are optional in the Hideaway Hollow meadow.

Owl's Hoot Management allows up to three spayed or neutered pets. Kittens and puppies younger than 6 months are not allowed. Please describe your pets:

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

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You agree to comply with the following rules and fees:

1. **Fee:** A pet fee of \$50 for one pet, \$75 for two pets, or \$100 for three pets is assessed to cover additional deep cleaning and pest control; this fee is not refundable unless you do not bring the pet(s).
2. **Health:** Before your arrival, you must provide documentation of your pet's up-to-date rabies vaccinations and topical or oral flea and tick protection. Your dogs must be reasonably groomed before you arrive, and any grooming at Owl's Hoot should be done outside and not in sinks or tubs.
3. **Waste:** You are responsible for cleaning up dog refuse on the premises and in the meadow.
4. **Furniture/Towels:** Pets are not allowed on furniture (including beds) at any time. Too many folks are allergic to pet dander, and residue remains after your visit. Feel free to bring your pets' clean bedding and your own towels to dry them. Do not use our towels or blankets for your pets. Any evidence of pets on furniture will incur extra cleaning fees.
5. **Unattended Pets/Barking:** Do not leave your pets unattended in the chalet for an undue length of time, nor outside for any time. Prevent your pets from excessive barking at a level that could disturb neighbors.
6. **Responsibility:** You are solely responsible for your pets while at or in the vicinity of the chalet. Owl's Hoot Management assumes no responsibility for illness or injury that may incur to pets or humans while you are leasing the chalet and are on the premises.

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_