

Kudzu Cove, LLC

Short-term Rental Agreement

1. Check in time 3PM, Check out time 10AM
2. Smoking is not allowed inside the cabins. Please dispose of any cigarette butts in the provided containers. Excess litter of cigarette butts may lead to extra cleaning charges.
3. Park in designated areas and **do not park on the grass** to avoid damage to the **septic systems.**
4. People other than those in the guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of the Guest. Quiet time for the property is 10PM-8AM (except for New Year's Eve!).
5. This unit is privately owned. The owners or their agents are not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. The Homeowners or their agents are not responsible for the loss of personal belongings or valuables of the Guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
6. Garbage will be collected from the outdoor bins daily. Please use the dumpster by the barn for excess garbage.
7. Keep the property and all furnishings in good order.
8. **Pets are NOT allowed in the cabin,** including visiting pets. ****Unless prior permission is acquired, and pet deposit has been paid for pet-friendly units. Additional pet agreement must be signed****
9. **ATVs, UTVs, Golf Carts,** or other recreational vehicles are **prohibited** on Kudzu Cove property.
10. **Boating, kayaking, or swimming** in the ponds at Kudzu Cove is **prohibited.**
11. Only use appliances for their intended uses.
12. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the cabin.
13. A starting supply of cleaning and paper products will be provided. Additional items will need to be provided by the renter.
14. We support the catch-and-release program for our lakes, rivers and ponds. If you do keep and clean fish from the lake, do not dispose of any fish remains on Kudzu Cove or neighboring properties. **Kudzu Cove Ponds are Catch and Release only.**

15. Reservations must be secured with a credit card deposit of 50% of the total cost. No exceptions. Full balance must be paid 2 weeks prior to the check in date. Rental of 3 or more cabins must be paid in full 30 days prior to check in date.
16. Cancellation Policy: If a guest wishes to cancel his/her reservation, the deposit will be refunded as follows: Complete refund except for a \$25 cancellation fee if canceled 2 weeks prior to check-in, and 50% if canceled within 1 week of check-in date, if the cabin can be rented to someone else.
17. Kudzu Cove reserves the right to charge for damage done to the property by the renters or their guests. Please note that there may be additional charges for extra cleanup such as excessive garbage, cigarette butts on the grounds, and debris from fireworks, confetti, balloons, etc.
18. **.INDEMNIFICATION & HOLD HARMLESS; ASSUMPTION OF RISK**. You agree to indemnify and hold harmless Lakelands Limited LLC and Kudzu Cove LLC, for any liabilities, damage, cost or expense whatsoever arising from or related to any claim in connection with your use and/or occupancy of the Vacation Rental, including, but not limited to, any claim or liability for personal injury, damage, fines, penalties, loss of personal belongings, or theft of property, which is made, incurred, or sustained by you and/or anyone using the Vacation Rental during your stay. You and anyone using the Vacation Rental during your stay accepts and assumes all risks involved in or related to the use of third-party transportation vendors, the pool/hot tub, activities participated in while on the premises, or amenities provided at the property, as applicable.
19. **FALSIFIED BOOKINGS**. If your booking was made under false pretense, including, but not limited to, a falsified name, age or size of party, you will be subject to immediate cancellation of your reservation, removal from the property, and forfeiture of all amounts paid.

By accepting your entry code to the property, you are agreeing to all terms of the above rental agreement.

Guest signature _____ Date signed _____

Representative for Kudzu Development: *Jessica Cowen*

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