

Aunt Bug's Cabin Rentals/Acorn Cabins, LLC **Rules and Regulations & Confirmation** must be signed & returned immediately! Please mail or fax to: **865-908-4995**, Aunt Bug's Cabin Rental, LLC 3121 Veterans Blvd, Pigeon Forge, TN 37863

Aunt Bug's Cabin Rental, LLC, a rental management company, has adopted the following Rules and Regulations pertaining to the use of the cabins in order to enable the guests to obtain the maximum enjoyment from the use, as well as securing the investment of the owner's property.

1. Management Notes:

- A. Our office hours are 9 AM – 9PM, Mon-Fri, 9 AM – 6 PM Sat-Sun. Office number is 865-908-4948, 1-866-286-8284. Our office is located at 3121 Veterans Blvd, Pigeon Forge TN 37863
- B. We accept cash, cashier checks, traveler's checks, money orders and all major credit cards. **NO PERSONAL CHECKS ACCEPTED WITHIN 30 DAYS PRIOR TO ARRIVAL. Cabins must be paid in full before keys are given out.**

2. General Housekeeping Rules:

- A. Check in is at **3 PM** or after, Check out is by **10 AM**. For keys taken from the cabin and not left inside or broken a charge of \$12.00 will be assessed for each unreturned or broken key. **The lock box key must stay in the lock box at all times. If for any reason the key is removed a fine of \$100.00 will be assessed. No exceptions.** Anyone not approved, that checks out after 10 am will be charged a late fee which will be the cost of another day.
- B. Dispose of all garbage in outside garbage receptacles or a housekeeping charge will apply. When checking out please turn off all lights, fans and set thermostat to 65 in winter and 75 in summer. Do not strip linens off beds or wash towels. Make sure all towels are left in the bathtubs and not on the floors when checking out.
- C. Wash all dirty dishes and put back in the cabinets or a housekeeping charge of **\$35** will apply. Do not put plastic object (ex. Blender or coffee pot) in lower part of dishwasher. If you use the air mattress please put away before you leave. Do not jump on beds, air mattresses, or sleeper sofas. If you use a pull out couch, make sure you put away before you leave. If mattress pads are missing you will be charged **\$100**. If charcoal is found in a gas grill, there will be a \$100 charge.
- D. Do not MOVE OR REMOVE any furnishings, accessories or linens from your cabin for any reason, or you will be charged. TV, DVD, VCR or satellite are found disconnected a fee to you of **\$100.00** to reconnect.
- E. Firewood is provided at the office October 1 – March 31, but starter kindling is not provided. All fireplaces, gas or wood are closed April 1 – September 30 (a \$20 clean up charge will be assessed if a wood burning fireplace is used during this time period when closed). Do not leave the cabin if there is a fire burning in the fireplace. Make sure the damper is fully open before building a fire and the firewood is dry. Keep the screen closed at all times. If your fireplace is gas, **DO NOT PLACE ANYTHING IN THE FIREPLACE AND DO NOT MOVE LOG CONFIGURATION** or there will be a replacement charge.
- F. Housekeeping services will not be provided during your stay unless requested; there will be an additional charge for various services. If additional housekeeping services are needed, please request a price sheet prior to check in.
- G. Use only toilet paper in commode to prevent stoppage. There will be a **\$25** charge by maintenance to unstop commodes.
- H. Aunt Bug's Cabin Rental will not be responsible for personal items left behind in the unit. If you request us to pick items up and mail to you, they will be mailed COD.
- I. If needed, an iron may be checked out at the office and must be returned at check out. A deposit of **\$10.00** is required to check an iron out at the office. Irons are on a first come first serve basis.
- J. **Suggestions of items to bring:** coffee filters, iron, paper towels, sponge, Kleenex, charcoal and lighter fluid if grill is charcoal, beach towels or extra towels, laundry detergent and fabric softener for washer and dryer in cabin, starter wood for wood burning fireplaces in season, extra toilet tissue, hair dryer, bars of soap, trash bags and dishwashing liquid or dishwasher tabs. **YOU ARE PROVIDED A COURTESY SUPPLY OF SELECT ITEMS THAT WILL ASSIST YOU THROUGH THE FIRST DAY ONLY.**

3. General Rules and Regulations:

- A. Fireworks are **prohibited** at all times. No guests will be permitted to disturb the peaceful quiet of other guests; if you disrupt others, you will be evicted with **no refund**
- B. Each cabin has a maximum occupancy limit, which will be enforced. If guests misrepresent themselves, they will be required to vacate the cabin immediately without a refund. No house parties are allowed. Rates are based on 2 people per bedroom. Each additional person is \$12.50/night.
- C. No pets may occupy the cabin unless you are in a pet approved cabin. If a pet is in an unapproved cabin, a fine of **\$200.00** will be assessed and you will be required to vacate the cabin immediately without a refund. For a pet approved cabin, a non-refundable **PER PET** of **\$50.00** will be charged. **OUR CABINS PERMIT SMALL DOGS ONLY!** (Some exceptions apply) **Pets must be crated when left unattended at the cabin.**

- D. Phones allow incoming and outgoing local calls. Under no circumstances should any long distance calls be charged to the cabin phone.
- E. **There is a non-refundable \$45.00 reservation fee due day the reservation is made. We require 50% of the amount in order to make the reservation.** If you do not have a credit card, we require a Damage Hold of \$200-\$500 per cabin; if damage or extra cleaning charges apply you will be notified in writing. When you check in your cabin, you are required to inspect the cabin and report any damages within the first two hours. If there are unreported damages after you check out, your damage deposit may be forfeited. **A linen fee is charged based on the size of the cabin: 1 bedroom- \$15 and then \$5 for every bedroom after that.**
- F. During winter months road conditions may require that you need a 4-wheel drive (if snow or ice is on the ground). **No refunds will be given due to inability to get to cabin due to road conditions or grade of driveway.**
- G. **No shows will forfeit any monies put down.**
- H. To receive a refund of the advance deposit, cancellation must be at least **30 DAYS** prior to arrival in writing. **A \$120 cancellation fee is deducted from prepayment, NO EXCEPTIONS. THERE ARE NO REFUNDS ON CANCELLATIONS LESS THAN 30 DAYS PRIOR TO ARRIVAL FOR ANY REASON.**
- I. **All stays totaling \$1200.00 or more must prepay their stay 30 days in advance & NO REFUNDS for cancellation of these stays.**
- J. To change a confirmed reservation you must give at least a **30 day notice** and stay within 6 months of original arrival date. A **\$35** fee will be charged and your stay must be prepaid in full and NO REFUND if reservation is cancelled. Reservation that are changed **can not** be changed or cancel for any reason. No credit will be issued for unused portions of time in case of late arrival or early departure. If you shorten your stay, no refunds will be made. We reserve the right to change cabins into like accommodations up to and including the day of arrival. Rates are subject to local and state sales tax.
- K. Hot tubs and Jacuzzis should be entered at your own risk. Hot tubs have bromine tablets in them. We are not responsible for any jewelry or clothing damage if worn in the hot tubs. **A shower should be taken before and after entering a hot tub per guide lines of Sevier County Health Department.**
- L. **REFUNDS: No refunds will be made for breakdown or malfunctions of appliances (TV, VCR, air conditioner, heater, Jacuzzi, hot tub, etc.), acts of God, and no refunds will be made (because of weather) due to electrical power, water, cable outages, location of cabin, presence of insects, type of roadways or driveways leading to your cabin or in climate weather. No refunds will be made after you check in and/or take possession of the key code packet for any reason.**
- M. **Liability:** This rental program is under the management of Aunt Bug's Cabin Rental who acts only as an agent for the owners. Under no circumstances will management be responsible for any loss, expense, damage, claim injury, direct or indirect, consequential or otherwise caused or incurred, as a result of any delays, substitutions, rescheduling, or changes in the provisions of accommodations by Aunt Bug's Cabin Rental or by reason of acts of God, or by agents, employees, subcontractors, third parties, or as substitute. Aunt Bug's Cabin Rental reserves the right to refuse or discontinue service to any person and/or rescind any contract for accommodations or guest services. All properties are privately owned; management will not be responsible for accidents or injury to guests or for loss of money, jewelry or valuables of any kind. If Aunt Bug's Cabin Rental must seek remedy in court for any reason, all attorney's fees and court costs will be paid by the customer.
- I have read and understand the rules and regulations. I certify that I am at least 21 years of age and that I will be held responsible for the care of the property being rented under my name. I accept full responsibility for the damage or extra cleaning charge assessed during or those discovered after departure from the above rental. I authorize these charges to be debited from my credit card or subtracted from my cash security deposit.**

Sign _____ Cabin _____ Date _____

Arrival Date _____ Departure _____ RESERVATION # _____

Automobile Information:	Personal Information: Please Print
Car Make _____	Name _____
Model _____	Address: _____
Plate/Tag #: _____	_____
State: _____	Phone: (____) _____
Color: _____	Email: _____