

**MOUNTAIN CONDO RENTAL**  
**Windswept Condo Community (Units # 313 # 308 # 205)**  
**RENTAL ~ AGREEMENT**

Fill in ALL blank spaces applicable and return this Agreement with your \$125 (or greater) Deposit Payment (Our Contact info is at bottom of Page # 2)

Name / Primary Person: \_\_\_\_\_

Home Address: \_\_\_\_\_

Cell Phone # 1 \_\_\_\_\_ Cell Phone # 2 \_\_\_\_\_ Work/Home # \_\_\_\_\_

Condo Unit # \_\_\_\_\_ Arrival: \_\_\_\_\_ Departure: \_\_\_\_\_

Nightly Rate \$ \_\_\_\_\_ Deposit \$125 \_\_\_\_\_ Cleaning \$70 \_\_\_\_\_ \$ Total for Visit \_\_\_\_\_

Credit Card Type \_\_\_\_\_ Number \_\_\_\_\_

Credit Card Info - Expiration: \_\_\_\_\_ CCV # \_\_\_\_\_

Email Address: \_\_\_\_\_

Number of Occupants: \_\_\_\_\_

**TO CREATE YOUR RESERVATION – SEND EMAIL INQUIRY or CALL US**

NOTE: MINIMUM Stay of 2 Nights (or 3 Nights Required During Any Holiday Period)

**METHODS of PAYMENT**

- 1.) **YOUR CREDIT / DEBIT CARD:** Click on the “PAY NOW” Tab at the top of our website page. Follow to next “PAY NOW” Tab – Click on this Tab and enter the agreed payment amount.
- 2.) **YOUR PayPal Account** – “Send Money” to [MountainCondoRental@gmail.com](mailto:MountainCondoRental@gmail.com) OR – Set up your New PayPal = Go to [www.paypal.com](http://www.paypal.com) – Upper right, go to sign up, you need to establish an account (EASY / FAST / SECURE). After you do that – Log in & go to the tab “Send Money”.

**RENTAL CONDITIONS for Mountain Condo Rental - Listed Below**

1. **AGREEMENT – Owner of unit and Tenant named above agree as follows;** Tenants are adults and will be occupants of the unit during the entire reserved period. Occupancy is limited to family members and friends. Use of the premises is expressly denied to anyone not within those categories. No “Rental Agreement” will be issued to anyone who is not 21-years of age or above.
2. **NO PETS Allowed per Windswept Condo REGULATIONS for all Vacation Rental Condos.** This requirement is set by Windswept HOA (a fine of up to \$500 may apply if violated).
3. **CHECK-IN TIME is 3:00 PM ~ CHECK-OUT TIME is 10:00 AM** (unless otherwise agreed)
4. **\$125 Deposit Payment** is required to secure the reservation and lock your rental dates. The rental balance and cleaning fee are due 30 days prior to arrival. This rental agreement must be signed and mailed, or scanned and emailed to owner / manager to “Confirm Your Reservation”.

**5. CANCELLATION POLICY** – Timing is critical in vacation rentals and your reservation will hold your unit off the market for a specified time. If you cancel “less than” 30 days prior to arrival - you may be charged the \$125 deposit (unless we can rent the unit for your dates). Forecasted cloudy or rainy weather or snow is a part of life. Your reservation remains in effect. Failure to arrive (no shows) will be charged the full rental amount and there are no refunds for early departure.

**6. NO SMOKING** – Smoking is not allowed inside the unit. If you are smoking outdoors, please use ashtrays and put your *extinguished* butts in the trash. Tenant agrees to pay all costs associated with cleaning to remove smoke odors, cigarette butts from grounds and any damages.

**7. LINENS/TOWELS** – Linens and towels are provided. These items are not to be removed from the unit. Cleaning service is responsible for the total and you will be charged for missing items.

**8. HOLD HARMLESS** – Owners & Managers of this unit do not assume any liability for loss, damage or injury to tenants, their guests or other persons or any and all of their personal property for any reason. Neither do we accept liability for any inconvenience arising from temporary defects or interruption of utilities services caused by weather conditions or other reasons beyond owner’s control. Tenants hold owners free and harmless of any claim or suit arising there from.

**9. PROPERTY CONDITION** – When you arrive, check the unit for cleanliness and damages. Notify us promptly of any problems. We will remedy the problem as quickly as possible. Tenant agrees to leave the property in same condition as it was upon arrival to include all bullet points listed below in item #11. If the condo is NOT found in a condition that complies with all aspects listed in item #11, the tenant will be charged \$50 for the first half hour of labor and \$15 for each 15 minute increments thereafter to return the condo to its original pre-rental state. If the tenant pays by credit card, fees will automatically be charged to the credit card. If the tenant pays by check or PayPal, a bill will be sent to the tenant payable upon receipt. If the bill is not paid within 30 days of issuance, the bill will be turned over to a collection service. The tenant will be responsible for all collection fees and court costs. Credit card information will be held in lieu of a security deposit and may be charged to recover any damages to the unit rented.

**10. DOOR LOCK SYSTEM** – The unit is equipped with a “Lock Box” at the front door. Upon Confirmation of your Reservation, you will receive the code number for access to entry.

**11. WHEN YOU LEAVE – (AT DEPARTURE)**

- Please leave the sheets on the beds.
- Place any towels in the Laundry Room for the cleaning service to wash. During your stay you may use the washer and dryer if you need them.
- Please rinse and put dirty dishes, utensils, and pots and pans in the dishwasher with dishwasher soap and start the machine.
- Bag all trash and PLACE IT IN the parking lot dumpsters (Do NOT leave trash in condo).
- Please set the thermostat to 78° in summer warm months and 65° in winter cold months.

**BY SIGNING / and OR / Submitting Payment**, I (Tenant) enter into this agreement and certify that I have read, understand, and will Abide by all rules, policies, and regulations within this document and the Windswept Condo Community (of Mountain Condo Rental).

**I also affirm that I am of 21 years of age or greater, and I agree to be the responsible party, as to the above terms of this Rental Agreement.**

**Tenant Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bob & Brenda Dotson  
MCR Rental Coordinators

Email ~ [MountainCondoRental@gmail.com](mailto:MountainCondoRental@gmail.com)

Website ~ [www.MountainCondoRental.com](http://www.MountainCondoRental.com)

Bob - Cell # 865-712-3701 ~ Brenda # 865-712-5144

Mailing Address: 11519 Kingston Pike – Knoxville TN 37934