

2010 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.*

The security deposit, the cleaning deposit and pet deposit will be taken no later than 60 days prior to check-in and shall be deposited in an interest bearing Trust Account maintained by Agent in Carolina First Bank in Lake Lure. Interest accrued belongs to Agent

Security

A Security Deposit in an amount between \$500.00 and \$1,000.00 will be taken on all reservations of rental properties. All or a portion of the Security Deposit may be retained for reimbursement of certain specified costs incurred as a result of damages or losses caused by the tenant. Report any problems immediately to our office to avoid possible loss of your security deposit. Security Deposits will be refunded within 45 days of your departure.

As an alternative, Lake Country Vacation Rentals may offer an optional security deposit waiver fee on some rental homes, in lieu of a security deposit. Payment of a nonrefundable \$45.00 fee will cover any reported, accidental loss or damage to the rental property. Detailed information regarding this option may be provided upon request. If you choose to pay this fee, (offered on select homes only), your balance payment will be adjusted accordingly. If you choose not purchase the security deposit waiver fee, initial where indicated on your rental agreement. The fee will be deducted from your final payment. Those who opt for the security deposit waiver fee must still provide a credit card to be kept on file.

Damages or Losses include but are not limited to:

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

Cleaning

A Cleaning Deposit in an amount between \$150.00 and \$300.00 is taken on ALL rental homes.

Tenant must leave the home as found at check-in

- Bag and empty trash to outside containers
- Recycling is mandatory. Use blue bags for 1) plastic, aluminum and glass in one bag. 2) Newspaper in the other.
- Clean out refrigerator
- Make sure dishes, pots, pans and all cutleries have been cleaned and properly stored in its original station
- Fold used sheets and towels and leave in 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 neatly fold and leave in a separate stack in floor of bathroom.

All or a portion of the Cleaning Deposit may be retained for reimbursement for labor and equipment used beyond normal cleaning, to restore the premises as it was prior to tenants occupancy.

Restoration cleaning includes but is not limited to:

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

Pets

For rental homes that allow pets, Pets must first be registered with rental Agent and a Pet Deposit will be taken no later than 60 days prior to check-in. Pets in these homes are 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 \$350.00 refundable pet security and cleaning deposit is required and returned no later than 45 days after check-out.

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

All or a portion of the Pet Deposit may be retained 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:

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

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