

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 a non-interest bearing Trust Account maintained by Agent in Carolina First Bank in Lake Lure.

Security

A Security Deposit in an amount of \$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 offers 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, please mail a check for \$1,000.00 along with 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:

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

Cleaning

A Cleaning Deposit of \$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.

