

Security, Cleaning and Pet Deposit Addendum

This agreement is made a part of and attached to the Rental Agreement. Pinnacle Sotheby's International Realty adheres to the strict guidelines authorized by North Carolina G.S. in Chapter 42A, Vacation Rental Act and Article 6, Tenant Security Deposit Act.

Security

All rental homes require a credit card to be kept on file for the duration of your stay as security to cover the cost of damages and/or missing items. Pre-authorization up to \$1000.00 is standard.

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 valid credit card for the Cleaning Deposit is required and you will be billed for up to \$500.00 if additional cleaning beyond normal use is necessary as a result of your occupancy. You will be notified within two days of departure should you incur charges for cleaning.

- Tenant must leave the home as found at check-in
- Bag and empty trash to outside containers
- Clean out refrigerator
- Make sure dishes, pots, pans and all cutleries have been cleaned and properly stored in its original station
- Separate used sheets and towels from each other and leave on 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 loosely fold and leave in a separate stack in floor of bathroom.

In the event extra cleaning becomes necessary as a result of your stay, then your credit card may be charged for up to \$500.00 for reimbursement for labor and equipment used beyond normal cleaning, to restore the premises as it was prior to your occupancy.

Restoration cleaning includes but is not limited to:

- Cleaning refrigerator... \$50.00
- Removal of used linen... \$ 5.00 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 (name, breed and weight) with rental Agent when the reservation is made. Pets in these homes are usually limited to one house-trained dog. Cats and other animals are not permitted. A \$100.00 non-refundable fee, plus tax is added to the rental. In addition, a valid credit card will be kept on file with authorization and may be charged for any damages to the premises, or for extra cleaning as a result of your pet's stay. You will be notified in writing if monies are retained for damages or extra cleaning.

Non-registered Pets or Pets in non-pet homes will result in a \$500.00 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

Your credit card may be charged 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:

Pinnacle Sotheby's International Realty Date

Mailing Address:
Pinnacle Sotheby's International Realty
Vacation Rentals
PO Box 225, Lake Lure, NC 28746