

## RENTAL AGREEMENT

By this Agreement made and entered into on \_\_\_\_\_, 20\_\_ between MARY LAMB PROPERTY MANAGEMENT, herein referred to as LESSOR, and \_\_\_\_\_ herein referred to as LESSEE. LESSOR leases to LESSEE THE premises situated at 444 Chapman Village Lane, in the city of LaFollette, County of Campbell, and the State of Tennessee.

1. TERM – This Rental Agreement shall be for a term of \_\_\_\_ days beginning on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.
2. RENT-LESSEE agrees to pay the LESSOR as rent for the said premises the sum of \_\_\_\_\_ DOLLARS + \$ \_\_\_\_\_ TAX (\$ \_\_\_\_\_ TOTAL). Make check payable to and mail to following address:  
MARY LAMB PROPERTY MANAGEMENT  
182 BUENA VISTA LANE  
LAFOLLETTE, TN 37766
3. SECURITY DEPOSIT – On execution of the Rental Agreement, LESSEE deposits with LESSOR \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) receipt of which is acknowledged by LESSOR, as security for the faithful performance by LESSEE of the terms hereof, to be returned to LESSEE without interest, on the full and faithful performance by LESSEE of the provisions hereof.
4. DAMAGE TO PREMISES – LESSEE agrees to pay LESSOR for any and all damages to the premises, ordinary wear and tear excepted, including but not limited to damage to any interior and exterior walls, ceiling s, floors, carpets, windows, doors, locks, hardware, plumbing fixture, cabinets, shrubbery, lawn, heating or air conditioning apparatus, stove refrigerator, water heater, well, septic tank, lights and any other fixtures, appliances or appurtenances of the leased premises. LESSEE is responsible for damages caused by any act or neglect of LESSEE, LESSEE's spouse, a member of LESSEE's family, guests, invitees of licensees of LESSEE or persons in the employ or under control of the LESSEE.
5. UPKEEP OF PREMISES – The premise shall be used and occupied by LESSEE exclusively as a private single family residence, and neither the premises no any part thereof shall be used at any time during the terms of the lease by LESSEE for the purpose of carrying on any business, professional, or trade of any kind, or for any other purpose other than as a private single family residence. LESSEE shall comply with all governmental health and police requirements, laws, restrictions, rules, ordinances and regulations respecting said premises.
6. PERSONAL PROPERTY – LESSEE shall bear the risk of loss of all personal property on the premises and LESSOR shall not be liable for any damage to personal property of LESSEE or theft thereof. LESSOR shall not be liable for any damage to the property of LESSEE or occupants or LESSOR'S leased premises, lack of repair the premises, or any accident occurring in or about the premises. LESSOR does not have insurance coverage on any of LESSEE'S property.
7. ASSIGNMENT AND SUBLETTING – LESSEE shall not assign this Agreement or sublet any portion of the premises without prior written consent of LESSOR.
8. DEFAULT – If any default is made in the payment of rent, or any part thereof, at the time herein before specified, or if any default is make in the performance of or compliance with any other term or condition hereof, this Agreement, at the option of LESSOR, shall terminate an be forfeited, and LESSOR may re-enter the premises and remove all persons there from.
9. RIGHT OF ENTRY –LESSOR – reserves the right to enter premises at all reasonable hours for the purposes of inspection, and whenever necessary to make repairs and alterations to the premises. LESSOR shall not be liable for damages due to the temporary breakdowns or any other similar conditions which now or hereafter may exist on the premises.
10. RULES AND REGULATIONS – Any rules and regulations established by LESSOR for the premises are an important part of the Agreement and are incorporated by reference and made a part hereof. Rules are posted in each rental and will be enforced by management.
11. No boat wakes shall be created by LESSEE or guests within the cove in front of the premises and in particular in front of any house located on Chapman Village Lane. Loud and unruly behavior will not be tolerated. If LESSOR is notified by neighbors or police officials as a result of such behavior, LESSEE will forfeit the deposit and will result in immediate eviction.
12. No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a LESSEE or Guest of LESSEE be arrested for underage drinking at the premises or should LESSOR observe a LESSEE or Guest of LESSEE under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the LESSEE and Guest(s) evicted at the option of the LESSOR. Illegal drug use is strictly prohibited. Kegs are not permitted on the property.

13. FIREWOOD - LESSOR does not provide firewood, however, it may be gathered in the woods behind the house if LESSEE so chooses. The cutting of live trees is strictly prohibited.
14. LESSEE agrees and acknowledges that (a) rearranging of furniture is not permitted; (b) charcoal grilling shall not be allowed inside the house or garage.
15. PETS - NO PETS or animals shall be brought on the premises. Please notify LESSOR of any working animals.
16. NO SMOKING in premises. Outside smoking is permitted, but please do not litter.
17. NO LITTERING.
18. DEPOSIT REFUNDS – The balance of all deposit shall be refunded within thirty (30) days from the date possession is delivered to LESSOR, together with a statement showing any charges made against such deposit by LESSOR.
19. OCCUPANTS – The premises shall be occupied by no more than a total of 14 adults and children.
20. TERMINATION – This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than thirty (30) days prior notice in writing.
21. LOCKOUT / LOST KEY- There will be a \$10.00 charge to unlock rental if LESSEE gets locked out after check-in and a \$25.00 charge for lost keys.

**22. INDEMNIFICATION AND HOLD HARMLESS - LESSEE understands and acknowledges that premises are located on the shores of Lake Norris and as such, may pose risks not otherwise encountered. LESSEE hereby accepts and agrees to the following: (a) LESSEE shall ensure that the premises are used in a safe manner at all times and that use of the premises by minors is supervised by an adult; (b) LESSEE shall indemnify and hold LESSOR (its officers, employees, agents and equity holders) and the Owner of the premises harmless from and against any and all liabilities, claims and expenses for personal injury, death or property damage resulting from unsafe and/or unsupervised use of the premises by LESSEE, minors and/or persons invited on the premises by LESSEE. Owner and LESSEE shall not carry insurance for, nor be liable for claims, demands, causes of action, judgments, attorneys' fees, costs and expenses arising from or connected with LESSEE's use or occupancy of the premises or the premises adjacent thereto, nor claims, demands, causes of action, judgments, attorneys' fees, costs and expenses for property damage, bodily injuries or death suffered or caused in or about said premises or the premises adjacent thereto, resulting directly or indirectly from the acts or neglect of LESSEE or Owner.**

IN WITNESS WHEREOF, the parties have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

LESSEE:

LESSOR:

\_\_\_\_\_  
NAME

\_\_\_\_\_  
MARY LAMB

PROPERTY MANAGEMENT

423-566-0648 (HOME) 423-494-7766 (CELL)

BRING YOUR OWN BATH TOWELS

PHONE NUMBER 423-566-8980

EMAIL: [jlamb182@bellsouth.net](mailto:jlamb182@bellsouth.net)

CHECK IN TIME – 3:00 P.M. \$15.00 per hour for early check-in

CHECK OUT TIME – 11:00 A.M. \$15.00 per hour for late check-out

DEPOSIT DUE WHEN CONTRACT IS RETURNED\*

\$ 400.00

RENT DUE BY \_\_\_\_\_

\$ \_\_\_\_\_

TOTAL DUE

\$ \_\_\_\_\_

- PLEASE RETURN CONTRACT WITH DEPOSIT ASAP TO HOLD RESERVATION. IF DEPOSIT IS NOT RECEIVED WITHIN 30 DAYS FROM THE DATE OF THIS CONTRACT, RESERVATION WILL BE CANCELLED WITHOUT NOTICE TO THE LESSEE.