

798 Grindstaff Road, Butler TN 37640

Check-in time: 2:00 p.m. or later. Check-out time: 11:00 a.m. or earlier.

Policy changes may occur without notice. The person paying for the cabin rental and/or the person signing these policies are responsible for showing these policies to each individual in your group prior to arrival. Each individual's agreement to and acceptance of these policies is indicated by each individual's arrival on the property. Call 423-768-4484 for any questions.

1. Reservations:

- a. **Deposit:** A 50% deposit (that is, half of the total price of your visit, including tax) is required for all reservations. This reservation deposit must be received at least 20 days prior to your arrival date. Visa, Mastercard, personal check, or cash is accepted. If the above 20 day condition cannot be met, the reservation deposit will be collected at the time the reservation is made using a Visa or MasterCard.
 - b. **Guarantee and Our Policies:** All reservations are guaranteed once the deposit is received. We will send you a confirmation letter the day we receive your reservation deposit. A copy of Cherokee Forest Mountain Cabins' policies is sent with each confirmation letter. Read all of our policies thoroughly. By arriving here at Cherokee Forest Mountain Cabins, you and each member of your group agrees to accept all terms and conditions of our policies. The individual responsible for the actions of the group will be asked to sign a copy of our policies upon your arrival. Thank you in advance for your understanding and patience.
 - c. **Date Change:** We can switch your reservation to another date if a cabin is available on those days and if you notify us of this change at least 20 days before your scheduled arrival date. If your arrival date is less than 20 days away, we are unable to make the change.
 - d. **Shorten or Lengthen Stay:** If you shorten or lengthen your stay (to shorten your reservation the change must be made at least 20 days before your scheduled arrival date) you may owe additional money or we may be able to refund some money, it all depends on the dates and the number of days. Please call for more information at 423-768-4484.
2. **Minimum Age:** You must be at least 18 years old to rent a cabin.
 3. **Minimum Stay:** There is a minimum stay of two (three during holidays and race weeks) consecutive nights per cabin, per visit.
 4. **Maximum Occupancy:** Six people in the 3/1 cabins. Ten people in the 3/2 cabins.
 5. **Refunds:** Your reservation deposit will be refunded in full if your entire reservation is canceled at least 20 days before your scheduled arrival date. Sorry, we cannot refund any amount if we are notified of a cancellation or partial cancellation less than 20 days before your scheduled arrival date unless we are able to fill your vacancy. [An example of a partial cancellation: Your reservation was made for 5 days and you would like to change that reservation to 4 days.]
 6. **Arrival:** All guests are to arrive first at the office to meet the owner. Please call at least the day before your arrival date to schedule that meeting time. 423-768-4484. You will find the office conveniently located at 798 Grindstaff Road, Butler TN 37640 (same as cabin location).
 7. **Registration:** All guests must be registered prior to an overnight stay.
 8. **Payment:** U.S. funds required. You may use cash, personal check (personal check may only be used if payment is received at least 30 days prior to your date of arrival), Visa, or MasterCard to pay your reservation deposit. The remainder of your bill can be paid in cash, Visa, or Mastercard. Your driver's license number will be taken with all forms of payment upon arrival. Full payment is due upon arrival. You will be charged an additional \$25 for any returned checks plus any additional costs of collection.
 9. **Tax:** All rentals are subject to TN sales tax of 8.5% and an Occupancy Tax of 5%.
 10. **Pets:** Sorry, no pets this year. If a pet is "snuck in", and we discover this before you leave or after you leave but before the next group arrives, the individual who made the reservation, signed the policies, and/or the paying party (person named on the credit card or check) will be held responsible and will be charged (credit card will be automatically charged) and/or billed a \$500.00 "sneaking a pet in fee". The entire group will be asked to leave immediately without a refund of any type.
 11. **Cleaning:** The cabins are cleaned thoroughly before your arrival and after your departure as a courtesy to you at no extra charge. Some guests may prefer their cabin cleaned and straightened daily. This service is provided to you as often as you like for \$30 per cleaning for the 3/1 and \$35 per cleaning for the 3/2. Just let us know when you would like it cleaned, and we will take care of the rest. As a strict rule, the hottub is thoroughly cleaned and stocked with fresh water before each group's visit.

12. **Satellite TV:** There are movies and events that can be purchased and viewed directly from the system for your convenience. We are on the honor system so please keep track of these purchases and leave the dollar amount due on the dining room table before you depart. Thank you, in advance, for your honesty.
13. **Lost Items:** The cabins are thoroughly cleaned after your departure. If you have left an item(s), let us know immediately. Make sure the office has your phone number and address prior to your departure. If we find something we think you may have left by accident, we will contact you. Please contact us immediately to inform us of any lost items.
14. **Damage/Missing Items:** The individual who made the reservation, signed the policies, and/or paid for the reservation is responsible for the replacement cost(s) of any and all damaged or missing items (both referred to as "losses") belonging to Cherokee Forest Mountain Cabins. Notify us of any and all losses caused by you or any individual in your group. If a loss is discovered during your stay or after your group has left but before the next group arrives, the individual who made the reservation, signed the policies, and/or the paying party (person named on the credit card or check) will be held responsible and will be charged (credit card will be automatically charged) and/or billed for the replacement costs of those items.
15. **Smoking:** Smoking is permitted outside of the cabin only. Each cabin has a covered porch and an open deck for your convenience. Dispose of all cigarette/cigar butts in the specialized containers provided in those locations. We must keep the grounds and woods litter-free for the enjoyment of all of our guests. If you choose to use your own ashtray, please do not bring it/them inside the cabin. If anyone smokes inside the cabin and it is discovered during your stay or after your group has left but before the next group arrives (easy to detect), the individual who made the reservation, signed the policies, and/or the paying party (person named on the credit card or check) will be held responsible and will be charged (credit card will be automatically charged) and/or billed a damage fee of \$500.00.
16. **Liability:** Each person who arrives on the property does so at their own risk and accepts full liability and responsibility for that risk and whatever occurs to them while they are on the property. Each child who arrives on the property must have a guardian and that guardian accepts full liability and responsibility for the care and welfare of that child. The property owner cannot be held liable or responsible for harm to you or other individual(s) from your carelessness, the carelessness of the individual harmed, or the carelessness of others. The owner cannot be held liable or responsible for any harm or damage caused by acts of nature or god. Each person who arrives on the property accepts full responsibility for their own actions and agrees to be liable and responsible for those actions. Each person accepts full liability and responsibility for their own possessions.
17. **Rates:** Call for the most current rate schedule. Written rates may be out-of-date.
18. **Grounds:** DO NOT throw food or other waste on the ground around the cabins or in the woods. Keep the grounds and woods litter-free for the enjoyment of all. Food on the ground around the cabins attracts unwanted pests.
19. **Hunting:** No hunting is permitted on the property.
20. **Fires:** Adjacent to each cabin there is a stone fire ring specifically designed for campfires. Please keep your campfire within this ring and under control at all times. NEVER leave the fire unattended, even for a few minutes. ALWAYS extinguish the fire completely with lots of water each time you are finished with it. DO NOT build a fire in windy conditions or if windy conditions threaten to occur. Even the most carefully guarded fire can "escape" by one floating ember landing in a tree or on dry leaves. Wildfires are dangerous and EXTREMELY difficult to control in mountainous regions. Lives and property are frequently lost in wildfires. Notice that your cabins are made of dry wooden logs and be careful.
21. **Behavior:** A behavior policy is necessary even though we have never had any problems nor are we expecting to have any problems. Guests are required to depart immediately at the owner's request if the owner determines the guest's behavior is "unacceptable." Unacceptable behavior includes but is not limited to: violence, verbal or physical abuse, inconsiderateness, not heeding the owner's requests or policies, act or acts that threaten the safety of others, loud music or any repetitive noise that bothers other guests or the owners, public intoxication, annoyance of other guests, and bringing any unauthorized animal. There will be no refunds of any amount if you have to be asked to leave.

I have read and understand both of these policy pages and agree to the terms and conditions herein. Person responsible for the group: _____
 Date _____