

Hunt House Short-Term Rental Agreement

William Cocke and Tom Cocke
237 University Avenue
Sewanee, TN 37375

Thank you for choosing to stay in one of Sewanee's oldest (c.1871) and most historic homes. Hunt House has been in our family for four generations. Initially built as a tailor's shop and residence, it also served as a dormitory for medical students in Sewanee's short-lived medical school. We want you to enjoy your stay, make yourself at home, refer us to your friends, and return here for your next visit to the Mountain. We hope this agreement helps ensure that this happens.

1. **ADVANCE PAYMENT:** In order to reserve the house, 50% of the total rental cost is due at the time the reservation is made, with the second 50% due thirty (30) days prior to the stay. Checks or money orders should be made payable to William Cocke and/or Tom Cocke and mailed to: Tom Cocke, 700 Sills Court, Nashville, TN 37220.

If a reservation is made in less than six (6) months, the complete rental cost is due to reserve the house. Reservations made less than 30 days in advance of arrival require full payment within 7 days. Please write the exact dates of your rental on the check's memo line.

2. **DEPOSITS/FEES:** A security deposit shall serve as a security and damage deposit and for additional cleaning, if necessary, and is refundable. **[Waived]**

3. **CHECK-IN/CHECK-OUT:** Let us know your expected arrival date and time and number in your party. We know that plans change; people get stuck in airports and on highways and occasionally get confused about the time zone changes (Sewanee is in Central Time). When leaving, double check the stove, toaster, iron, or other electrical items to be sure they are **OFF**. Turn off all lights.

4. **CANCELLATIONS:** For reservations cancelled less than 30 days prior to scheduled arrival, no refund will be made if the home is not rented for the reserved period. If the home is re-rented, all monies will be refunded. No refunds will be made for early departures or if the number in party decreases.

5. **TELEPHONES/INTERNET:** The house has a landline telephone for 911 use only. There is no charge to use the wireless internet service. The password is huntHouse1870.

6. **LINENS/TOWELS/DISHES/FURNISHINGS:** Linens, towels, dishes, and furnishings are provided as part of this agreement. They are to be left in the house at the end of your stay. Please return furnishings to their original location in the house or porch. Missing or damaged items will be charged to your damage deposit at replacement cost.

7. **TERMS OF OCCUPANCY:** **ABSOLUTELY NO SMOKING** in the house or on the porches. Please leave the house clean, dishes loaded in the dishwasher, and personal items removed. We will

do everything possible to return items to you should you identify something left behind, but we cannot be responsible for items left.

8. GARBAGE: Bag and take out the garbage. There are covered garbage cans on the right-hand side of the garage in the back of the house. Garbage is to be bagged in trash bags found under the sink and secured in the cans.

The legal language:

The rented property is a private residence, and you agree to indemnify the owner for any damage or loss to the property or its contents that occur during your stay. Violation of these terms will result in the forfeiture of all monies and termination of occupancy. We reserve the right to inspect the property during your stay. Further, you agree to abide by the rules and regulations of the University of the South and refrain from any activity that interferes with the quiet enjoyment of its residents.

What it means for you:

Hunt House is very conducive to entertaining and we encourage you to have friends come and go during your stay. If you anticipate having large dinners, parties, outside gatherings, etc. you *MUST* let us know your plans. We are happy to assist you to ensure that all of the University regulations and procedures are followed, but some of those types of gatherings require *ADVANCE* notice. *Please do not let us find out from our neighbors about how large or wild a party you had. Remember: Sewanee is a small town! If you have a party without asking us, we will keep the damage deposit.*

Thanks again for coming to Sewanee. Enjoy your stay. Call us if you need anything or have questions: Tom Cocke, 615-579-6736 (c); William Cocke, 434-960-8487 (c).

We have a property manager, Johnny Hughes, who should be your primary contact once you arrive on the Mountain. He'll be able to answer questions or address concerns. His phone numbers are: 931-598-5350 (h), 931-598-1102 (w), and 931-636-7027 (m).

Sign and Print your name here, with date:

_____ Date: _____

Mail or deliver this form with your deposit to confirm your reservation.