

Nu Wray Inn
Rental Application and Agreement
Phone: (828) 682-2329
e-mail: nuwray@yahoo.com
www.NuWrayinn.com

Terms and Conditions

Please Print Neatly

Renter's Full Name _____ Date of Birth _____

Driver's License No. _____

(Please provide photo copy with Application)

Address _____ City _____

State _____ Zip _____ Phone (____) _____

E-mail _____

Authorized Signature _____

Emergency Contact / Relationship:

We'd like to get to know you

(The information below will be kept completely confidential)

How did you hear about The Nu Wray Inn rental?

What is your occupation?

Name of Employer / Phone:

Have you been to North Carolina before?

Names of Other Occupants:

Maximum # Occupants(} Max 32 Arrival Date (**After 4pm**) } Departure Date (**Before 11am**) **EARLY CHECK IN IS NOT AVAILALE**_____initial

All reservations are accepted subject to unknown factors, which may be beyond our control. Factors that could invalidate your reservation include, but are not limited to: The reserved property being removed from the market by reason of damage to the reserved rental property making it unsuitable for occupancy. No matter what the reason the reserved rental property

may become unavailable for rent, our liability is limited to (a) the return of your deposit, and (b) any rental payments made.

Note: We are unable to rent to anyone under age 21.

Dates you would like to book our home: ____/____/____ - ____/____/____

I am booking for ____ nights

The intended use will be:

Please note: \$1000.00 event fee will be added to your rental rate for any extra event held at the house or on the property. Examples are: Weddings, conferences, receptions etc.(any event where there are more than the maximum people allowed (32) on the property). Including undisclosed events.

1. **Décor:** Nu Wray Inn requires Renter and their Providers adhere to the following decorating guidelines: ***Furniture (Except Dining Room) and appointments may not be moved without consent and supervision by The Nu Wray Country House personnel.*** Tape is the preferred method for attachment of décor items to any walls or fixtures and the tape must be removed completely along with the décor item. Nails or screws used in any wall, fixture or equipment are not permitted. Thumb tacks may be permitted in some areas with approval of Nu Wray personnel. **Candles are not permitted on the property of the Nu Wray Inn.** Rice, confetti, party string or sparklers are not permitted as they may present a danger to the property, wild life or other guests. ***Bubbles, lavender, flower petals or other similar organic materials may be used OUTDOORS ONLY.*** If Nu Wray personnel perform any cleaning or repair, a Cleaning Fee of \$50.00 per hour will apply and be charged against renters credit card.

2. Our rental agent will meet renter upon check-in and help answer any questions, conduct a walk-thru of the home to familiarize renter and make sure renter is comfortable.

3. **Outside Rental Equipment:** Renter is responsible for arranging pickup and removal(Before renter checks out) of any rental equipment procured from outside rental equipment vendor(s.) The Nu Wray Inn is not responsible for rental equipment belonging to outside rental equipment. Please check with Nu Wray personnel regarding acceptable electric usage.

4. **Florists:** Florists must bring their own containers for flowers and decorations. Renter to notify Florist that every plant must have an underlying tray to prevent water or moisture seepage to floors and/or furnishings. All floral equipment and residue (i.e. flower petals or leaves) shall be removed from the building **and grounds** prior to the contracted Check-Out Date

5. **Caterers:** Renter is responsible for providing their own food for their event and understands any food costs are not included in renters rental amount.

Renters Please Initial Each page here. _____

6. **Music:** For outdoor use, renter is responsible for providing their own music and if they use an outside source for entertainment agrees to play it at reasonable sound levels in consideration of local neighbors. Note: All outside music must be over by 9:30pm to comply with local noise ordinances. Please notify the Nu Wray of any additional electrical issues as an external generator may have to be rented by guest.

7. **Alcohol:** Alcohol may not be sold on the property (Including outside vendors.) The Nu Wray Inn assumes no liability or responsibility for Renter or their guests. Renters agrees to abide by all laws and Statutes of North Carolina regarding alcohol.

8. We highly recommend Renter obtains "Wedding Insurance."

Valid Credit Card Number (Required for Security Deposit or any add'l items)
(Visa or MasterCard) / (Please bring Card at Check-In)

Name on Credit Card:

Credit Card # _____

Exp. Date: _____

3-Digit Code: _____

Credit Card Billing Address: _____

Or you can reserve on our website www.nuwrayinn.com to enter your credit card information for damage deposit

[Reservation Policy](#)

Total Rental Amount is \$ _____

Initial Deposit due is half of the total rental amount \$ _____

Remaining Balance \$ _____ (Due 90-days or sooner prior to arrival date)

Or

Total amount is due at time of booking if arrival date is less than 90 days

**** Note: any payments made are only refundable if we are able to rebook the whole inn minus \$1000 plus tax cancellation fee ****

~ For booking done within 30-days, 100% is due and payable by Cashiers Check ~

The Nu Wray Inn Rental Application & Agreement

1. Initial Rental Amount: Renter's advance rental funds shall be received by check, **made payable to "Nu Wray Inn"** and mailed to: **102 Town Square, Burnsville, NC 28714** with a **signed copy of this Rental Agreement (Please bring a copy with you too.)** **Note: If you wish to pay by credit card a 5% credit-card fee will be added to your total amount.**

2. **Property Damage** - Renter agrees to provide a valid credit card number for a Security Deposit or any other misc items.

Renter is liable for the following during their stay and upon check-out:

- (a) The premises are undamaged
- (b) All inventory is intact
- (c) The Nu Wray Inn is in the same condition as when you arrived:
- (d) All financial obligations are met
- (e) All trash is properly disposed be in the trash-bins outside in the back-yard
- (f) Dishes, pots, and pans are washed and put away
- (g) All bedding should be left intact on beds, no need to bundle
- (h) Refrigerators/freezers to be cleared of all items

If property damage is present upon check-out, Renter will be charged \$50.00 per hour for clean-up.

3. **Cleaning Fee** - There is a one-time Exit-Cleaning Fee of \$300.00.

4. **Cancellation Policy**

Any payments made are only refundable if we are able to rebook the whole inn minus \$1000 plus tax cancellation fee

5. **Holdover Tenancy:** Staying beyond your reservation date must be pre-approved by The Nu Wray Inn.

6. **Telephone service:** Wi-Fi Internet is available; Cell phones can be used

Note: We are in the mountains, reception may be spotty.

7. **Inventory:** The furnishings are inventoried upon your arrival and departure. Any missing or damaged inventory will be charged against your credit card. Renter shall at their own expense provide the following utilities or services: coffee, food, soap, shampoo, toilet tissue, trash bags, paper towels, and any personal items. The Nu Wray Inn at its expense will provide the following utilities or Services; Initial -- soap, toilet paper, bed linens, towels, kitchen items, utilities and cookware (Convenient Supermarkets are just few minutes away.)

8. **Water:** The most precious commodity on earth is water, it is scarce up in the mountains, appreciate you using water sparingly.

9. **INDEMNIFICATION / HOLD HARMLESS; RIGHT OF ENTRY:** Renter agrees to indemnify and hold harmless owner and/or anyone associated with the Nu Wray Inn LLC from and against any liability for personal injury or property damage sustained by any person (including Renter's guests) as a result of

any cause. Furthermore, Renter agrees to allow the owner or their respective representatives' permission to enter the Premises during reasonable hours to inspect the Premises, to make necessary repairs, alterations, improvement or for showings. Renters right to quiet enjoyment shall be fully exercised.

10. Reservations: **Please return one copy of this rental agreement with your rental deposit,** as explained under "Reservation Policy" on Page 2. ***If all payments have not been received by The Nu Wray Inn (90) Ninety days prior to the Event date, your reservation will be cancelled, without refund.***

11. Sales & Town Tax: 10% (.10) North Carolina State sales tax and Town of Burnsville Bed Tax.

12. Pets: **Pets are allowed with approval and \$50 fee per pet, per stay .** Bringing an unauthorized pet onto the property will result in a minimum loss of \$500 and will also result in an early termination of your rental period. In addition, you will be charged for any damage or necessary cleaning as a result of this pet due to cleaning and/or odor and flea / pest control.

13. Garbage: Garbage bins are provided in the back-yard, a \$50.00 fee per hour will be charged to renter for any excessive garbage left inside or outside the house and not properly disposed. Trash pick-up is Tuesdays & Fridays and Renter agrees to **take the trash to the bins at curb the evening before.**

14. Dishes: Dishes are to be clean and put away upon check-out or a minimum \$250.00 fee will be charged to renter.

15. Repair and Service Calls: The Nu Wray Inn does not guarantee against mechanical failure of heating, refrigerators, stove, TVs, Satellite, DVD players, Internet, utilities or other appliances. The undersigned Renter agrees to report any inoperative equipment to rental agent promptly and The Nu Wray Inn will make every effort to have maintenance done quickly and efficiently. Should a repair person make a call to the Rental Property and find that the equipment and the problem was due to Renters negligence, the charge for the service call and repair will be billed to the undersigned renter who agrees to pay for the charge. No refund or rent deduction will be made due to failure of heating, refrigerators, stove, microwave, Internet, DVD players, utilities or other appliances.

16. Parking: Free parking is available on the street right outside the Inn and around town.

17. Errors: Descriptions, rates and property amenities listed on our website, brochures are subject to change without notice. Omissions, additions, or errors as well as changes in property, bedding, furnishings, equipment, etc., shall not be the responsibility of The Nu Wray Inn.

Other:

a. The Nu Wray Inn is **NON-SMOKING** and a fine of \$500 will be imposed if renter or their guests smoke inside the Inn. Permissible areas to smoke are in the back-garden or across the street on the Town Square. **NO SMOKING ON 2nd floor porch.**

b. No other unauthorized use is permitted without prior permission from The Nu Wray Inn.

c. Any illegal activity of any sort shall result in notification of local police, termination of this Agreement and shall further result in removal of tenant from premises without further notification or refund of rental fees paid. **NOTE ALCOHOL CLAUSE.**

d. There will be a \$25.00 charge for any Room Keys not returned (Each.)

e. On-site laundry is not available to renter, there is nearby Laundromat next to the local Shell Station.

f. Kitchen towels are to be placed in the laundry chute.

g. From time-to-time there may be events on The Town Square.

h. Heat during cooler months is steam radiator heat, warmer months home is cooled with fans. Please note some rooms on rooming list do have window A/C units during warmer months.

18. **Check-In Time: At 4:00 P.M. / Check-Out Time: By 11:00 A.M.**

Renters Initials

19. **General:** Building Rental at The Nu Wray Inn includes access to 15 bedrooms and baths on the First & Second floors of the House, the dining room, kitchen and back garden and lawns. The Nu Wray Inn has a commercial prep kitchen with a refrigerator, freezer, microwave, dishwasher, coffee makers, stainless steel sinks, counters, dishes and utensils. These items are provided as a convenience and see Paragraph 15 regarding repair and service calls. The Nu Wray Inn will provide trash containers.

20. **Alcohol:** Alcohol may not be sold on the property. The Nu Wray Inn assumes no liability or responsibility for renter or their guests. Renters agree to abide by all laws and Statutes of North Carolina regarding alcohol. Please note any red-wine or coffee stains, full replacement cost of items will be deducted from your security deposit (i.e. bedding, upholstery etc). Please do not carry or stand with alcohol anywhere near the public sidewalk in front of the property. It is a violation of state law and you could be detained by law enforcement and asked to leave the property immediately without refund

21. Our rental agent will meet renter upon check-in and help answer any questions, conduct a walk-thru of the Inn to familiarize renter and make sure renter is comfortable.

22. The Nu Wray Inn is located at: **102 Town Square, Burnsville, NC 28714**

The undersigned parties acknowledge that they have read and understand this Rental Agreement and will comply with its terms and be personally liable for payment of the Rental or Damage Fees. This agreement may not be re-assigned by renters and the renter may not sublet premises without The Nu Wray Inn prior written consent (Other than immediate guests and family members.)

Renter(s):

By _____ **Date** _____
Signature

By _____ **Date** _____
Please Print

Nu Wray Inn accepts this contract upon cashing or charging of initial deposit.