



3 Reasons Lodge

709 US-441

Rocky Top, TN 37769

P: 740-808-4381

DEPARTURE GUIDELINES

We hope that you have thoroughly enjoyed your stay and are making plans to visit us again in the near future.

Before leaving this morning we ask that you take a few minutes to look around and tidy up the lodge. This will ensure that you do not leave any of your personal items behind. If you get home and realize that you did forget something we will make every reasonable attempt to search for the item and return it to you at your expense.

- Please load and run the dishwasher with any dishes that have been used.
- In each bathroom you will find a laundry bag for all used towels and washcloths. Set filled laundry bags at top of basement stairs when leaving
- In each bedroom there is a laundry bag for each bedrooms' linens. If beds were slept in do not remake them on the morning of departure. Leave mattress covers, quilts, pillow shams and

pillow on the bed unless solid. Set full laundry bags at top of basement stairs before you leave.

- Leave soiled dish towels in sink.
- All blue hot tub towels are to be put in laundry bag that can be found in the hot tub towels crate located downstairs by hot tub door. Put filled bag at bottom of basement stairs upon departure.
- DO NOT leave foods, drinks, condiments or any other perishable item in the upstairs or lower level refrigerators.
- ALL trash is to be gathered from kitchen, bathrooms and bedrooms. Close and tie each bag. Place sealed any torn or leaking trash bag.
THANK YOU.
- There is a \$25.00 fee for each item listed above that is not done.

Thank you all for your cooperation in these small housekeeping items.

GREETINGS

Hello traveler!! We are so glad that you are here!!

We have tried to think of everything you will need for a fun, relaxing and memorable getaway. Every detail of the lodge has been designed with your family in mind.

Our motto is, "Turning Family Memories into Traditions", this means that we strive to create opportunities for awesome memories to be made that make you and your family want to come back year after year.

We hope our family vacation home makes you feel like you "belong here". We ask that sometime during your stay you take a minute to write a note, in the Guestbook, to let us know how much you have enjoyed your stay and your favorite memory.

Upon your arrival, the lodge should be supplied with everything you will need for your stay. If, however, you need extra of anything please ask. We will gladly give you extra soaps, trash bags, dishwashing liquid, paper towels etc... just let us know. If you are staying longer than 3 days, we will gladly launder your towels. Just put soiled linens in laundry bags and give to caretaker on the 4th morning and he will return them to you by early evening.

The lodge owner and caretaker, Jack, lives on the lower level in an adjacent apartment. He is only there to monitor the lodge, not to invade on your vacation. You probably won't even know he is around, but, if you need anything he is your go to guy. He will gladly answer any questions you might have. He is a wealth of knowledge and can fill you in on where to eat, shop and sight see.

Finally, the last thing we want to cover is your security deposit. I know this is a sticky subject, so let's suffice to say that, if you wouldn't do it at your house don't do it at ours. Be respectful of our property and in turn we won't hesitate to refund your money.

Take in the views, swing on the porch, eat much, laugh often and make a memory!

OWNER, Jack Williams

3 REASONS, Sherri, Renee & Tara

Reservation Guidelines

- Guests must be 25 years of age to reserve the lodge
- No guests under 25 is permitted to stay at the lodge
- 2 night stay required, call directly about 1 night availability
- 3 night minimum stay required for holiday weekends that includes a Monday
- Holidays are subject to higher rates
- Full payment is required at the time of reservation. Taxes and fees are additional.
- Once a reservation is made we look forward to seeing you at the lodge and are making all the necessary preparations to make your vacation the best that it can be. If for any reason you are not able to keep your reservation you will be refunded 50% of your reservation up to 30 days prior to your arrival day. Cancellations inside of 30 forfeit 100% of reservation. If the lodge does re-book for your original scheduled date, I will refund 50%.
- A \$250.00 damage fee will be made to credit card at time of initial reservation. This fee will be refunded to the primary card holder within 5-7 business days on departure once lodge is cleaned and inspected for evidence of smoking inside the lodge and damages. Charges are not for ordinary use of the lodge but owner deemed negligence of the facility. This fee will also be refunded in the event of a reservation cancellation.
- Check-in time is 3:00p.m. Call owner if late check-in is expected.
- Check-out time is 10:30 a.m. on scheduled departure date.
- Absolutely NO refunds will be given in the event that guests are required to vacate the premises because of disruptive conduct, unpaid guests or failure to follow rental guidelines and policies. No refunds for mechanical failures or acts of God.

- NO SMOKING inside of the lodge. If any evidence of smoking is found you will lose your \$250.00 damage fee.
- NO pets allowed. If any evidence of pets inside of lodge you will lose \$250.00 damage fee.
- No rearranging of furniture.
- Gas fireplaces are not available May 1st –October 1st.
- Guests agree to hold 3 Reasons Lodge harmless for any accident or injury whatsoever that may occur in the rental property or on the surrounding property during your visit.
- Reserving with us is acknowledgement and acceptance of all policies.

HOW TO USE THE TV

- Medium Sanyo remote—Red button turns “ON” the TV
- This remote controls TV volume
- Large XFINITY remote controls the channels
- TV must be in “HDM1” mode to work.

HOW TO USE THE DVD PLAYER

- Tiny (really small) SANYO remote. Use red button to turn on the DVD player
- Medium Sanyo remote, push the red “INPUT” button use the arrow keys to select “VIDEO”
- Insert DVD use tiny SANYO remote buttons to “PLAY” DVD
- Use medium SANYO remote to return to the TV mode
- DO NOT USE “AUTO” BUTTON

LIGHTING

Most of the lighting can be turned on by the front door. Here are the switch numbers and what they correlate with

- 1. Foyer lights*
- 2. First row of can lights and hanging lights*
- 3. 2nd row of can lights*
- 4. 3rd row of can lights*
- 5. Front porch lights*
- 6. Kitchen pendant lights switch is to the right of the stove at the end of countertop.*

7. *Dining room Chandelier and track light is located on small wall outside of the kids bedroom*
8. *Large chandelier and Fan lights*
9. *2 large ceiling fans leave ON*
10. *Vacant*
11. *Vacant*
12. *Back porch*
13. *Track light over fireplace is located on wall behind loveseat.*

HOT TUB

- The hot tub is cleaned routinely and after every stay.
- Due to cleaning and servicing, hot tubs are sometimes not up to full temperature at the time of check-in and may need a few hours to heat.
- Occasionally, appliances, such as a hot tub, can malfunction. We will service and restore this amenity as quickly as possible but will not make any rental concession for time without this item.
- Children under 12 MUST be accompanied By an adult at all times while in spa.
- Hot tub is located on back lower deck.
- Close lid after each hot tub use to ensure that your return visit to spa is hot.
- Do not leave jets running when hot tub is not in use.

FIREPLACES

- There are 2 natural gas fireplaces for you enjoyment.
- Gas fireplaces are not available from May1-October 15

- Fireplaces are ignited by a small remote. The silver remote is easy to use, there is an “ON” button to start, hold “ON” button down for 2 seconds till the logs ignite and an “OFF” button when the room is warm and cozy.
- DO NOT leave the fireplace burning when you are away from the lodge or overnight.
- Make sure children do not play on or near the fireplace when it is lit.
- Fireplace screens get hot. Please be careful when touching screens.
- If you have ANY questions or concerns please ask Jack, the Caretaker.
- Do not roast marshmallows in fireplace.
- DO NOT CHANGE ANY SETTINGS ON FIREPLACE.

GRILLS

- There is a grill provided for your use on the upstairs back deck.
- You have a choice of either Propane or charcoal.
- We DO NOT provide charcoal or lighter fluid
- Grilling utensils are provided
- DO NOT leave hot grill unattended

TV

- The lodge has provided 2 TVs. Each of these TVs has a DVD player and cable.
- TV’s have 3 remotes each.
- Directions for operating TV’s and their remotes are taped to the entertainment centers.