

THE ROOST AT FERN'S FIELDS

DIRECT BOOKING AGREEMENT — VACATION / LEISURE STAY

GUEST	_____	DATES	_____ to _____
GUESTS	_____ (max 2)	STAY TOTAL	\$ _____ (incl. taxes)

THIS IS A VACATION RENTAL AGREEMENT UNDER THE NORTH CAROLINA VACATION RENTAL ACT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

PAYMENT & CANCELLATION

No security deposit or advance payment is required under this standard agreement. Payment is due at check-in by Venmo or check. Please notify the Hosts as soon as possible if plans change; no standard cancellation fee is charged unless a different arrangement is agreed in writing. No processing or cleaning fee is charged unless specifically included in the confirmed stay total. If advance payment is ever agreed to, required trust-account information and handling terms will be provided before payment is accepted.

HOUSE RULES & USE

- **NO PARTIES OR EVENTS** under any circumstances. No organized gatherings. Day visitors require prior Host approval; overnight occupancy is limited to registered guests (maximum 2).
- **Dogs** require prior approval and must stay off furniture/bedding. Guest is responsible for pet-related damage and cleanup.
- **No smoking or vaping** inside The Roost. Only human waste and toilet paper may be flushed. Stop using and report any toilet or plumbing problem immediately.
- **Property care.** Guest is responsible for actual damage caused by the Guest, approved visitors, or pets beyond normal wear and tear and must promptly report damage, spills, water intrusion, or unsafe conditions.

ACCESS & DISCLOSURES

The Roost has a private ground-floor entrance, one interior flight of stairs, and a dedicated parking space beside the entrance. Complimentary EV charging is provided. The property is approximately 200 feet from a two-lane state highway; traffic noise may occasionally be heard, particularly during commuting hours.

NORTH CAROLINA STATUTORY TERMS

For a stay governed by N.C. Gen. Stat. Chapter 42A: if the property cannot be provided fit and habitable at occupancy and no reasonably comparable substitute is available, payments must be refunded as required by law; material breaches may be subject to the Act's expedited eviction procedures; rights upon transfer of the property are governed by G.S. 42A-19; and mandatory evacuation rights and prorated refunds are governed by G.S. 42A-36. North Carolina law controls if any term here conflicts with a statutory right.

GUEST ACCEPTANCE

Guest: _____ Date: _____