

Rental Rules

Havenfield Acres Guest House
Columbia, TN

Failure to abide by the Rental Rules will result in immediate eviction without refund

1. No smoking on the property, either indoors or outdoors. This includes but is not limited to cigarettes, electronic cigarettes, cigars, pipes, tobacco, and marijuana. Any evidence of smoking (butts, smoke smell, tobacco stains, etc.) will be grounds for eviction without refund, plus additional cleaning fee retained from security deposit.
2. No guest animals of any kind allowed. Although we love animals, they are not permitted on the property to ensure the safety of our resident animals. Farm animals can easily be spooked or terrorized by strange animals resulting in danger to themselves, the property, and pose a very real threat to unfamiliar animals. Any guest's animals discovered on the property will immediately be required to be kenneled elsewhere for the duration of guest's stay, or guests will be evicted with no refund.
2. Linens: Towel sets are provided for each guest. Missing or damaged towels, sheets, quilts, blankets, pillows will be charged to guest at replacement cost. All linens, with the exception of Beach Towels and blankets labeled for outdoor use are for indoor use only.
3. Pool: The owners are not responsible for any accidents, injuries or illness that occurs while on the premises. All children should be supervised at all times. Never use alone. No defecating or urinating in pool. To do so will require additional sanitation and temporary loss of use.
 - 3.1. Pool: Swim diapers are required for all un-potty trained children. Pool contamination will require additional sanitation, temporary loss of use and charges to Guest.
 - 3.2. No glass or sharp objects allowed in the pool area at any time.
4. Water and Septic: DO NOT FLUSH anything other than toilet paper in toilets. No feminine products, paper towels or foreign objects should ever be flushed. If it is found that misuse has resulted in a clog in the sewer system, you could be charged damages.

5. Property Restrictions: Havenfield Acres is a working farm. Do not approach or feed the animals or enter enclosures without permission **AND** a member of Havenfield Acres present.

5.1 Follow all rules..

5.2 Do not move or use any indoor furniture outside, including quilts, pillows, or bath linens.

5.3 No unapproved parties or events.

5.4 No third party booking. Photo ID required to book and all ages must be provided for members of guest's party

5.5 A/C and heat is for use with doors and windows closed only. The system will shut-off to avoid damage.

5.6 No candles or open flames inside the house.

5.7 Downstairs fireplace is gas only. Do not use firestarter logs or wood.

5.8 No hazardous, illegal, damaging or dangerous materials or behaviors.

5.9 No nudity, lewd, or indecent behavior in outdoor areas.

5.10 All private/locked areas of Property, including breaker boxes, are off-limits to guests. Breaking or entering will result in immediate eviction without refund, report to authorities and pressing of charges.

5.11 No tampering with, covering or moving of outdoor cameras.

6. Occupancy: The maximum overnight occupancy of the property is 10 persons. If Guest is found to have more than maximum occupancy at anytime without the written permission or approval of the Owners, guest will be evicted with no refunds given.

7. Grill: The grill provided on the deck is a propane grill. Do not add charcoal.

7.1. Please help us maintain our amenities by cleaning the grill after each use.

7.2. One propane tank is provided at check-in. Additional tanks or refills are the responsibility of renters.

7.3. Please use grill in place. It is not to be moved.