

Retreat on the River Cabins

RENTAL POLICIES & RENTAL AGREEMENT

Renters Information

Name:

Address:

Telephone:

E-Mail:

Check in date & time (Check in 4:00 pm)
(Check out 10:00 am)

The renter understands that the "Retreat on the River" Cabin properties are to be used as a vacation residence ONLY, and for the exclusive use (cabin and common areas including the river in front of the property) of registered guests ONLY.

1. **Advance Deposit of one nights rental is required to reserve for four or more nights and must be received within SEVEN (7) days of initial reservation.** If the advance deposit is not received within seven (7) days of booking, your reservation is NOT confirmed. Full payment is due at least thirty (30) days prior to arrival. Reservations made within thirty (30) days of arrival require payment in full. The Security deposit will be reimbursed within fourteen (14) days from the end of the rental period, provided there is no damage or theft to the rental property, and all policies and conditions of rental are followed. If repairs are required or other fees due as a result of your stay, your security deposit will be forfeited and/or your credit card will be charged for the required amount. It is further agreed that liability shall not be limited to the loss of the security deposit in the event damages for which the guest and/or its assigns are responsible for and which exceed the dollar amount of the security deposit.
2. **NO PETS Allowed at this time** – we understand your desire to bring pets but it tends to be quite rough on the cabins.
3. **SMOKING Prohibited inside - OUTSIDE ONLY.** Your security deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if **ANY** evidence of smoking is found inside the cabins. Smoking is allowed outside, but please dispose of butts and other smoking materials properly. If cigarette butts are not disposed of properly and butts are found discarded on the premises, a Cleaning Fee of may be charged.
4. **LIABILITY.** It is expressly understood and agreed that the owner of said premises, shall not be liable for any damages or any injury to guest, guest's guests or his family or to his family's or guest's property from whatever cause arising from occupancy of said premises by guest and his family and guests. It is further understood and agreed that owner shall not be responsible for any personal property left by guest in said premises. In the event property of guest is left on premises, guest may request owner or owner's agent to mail or ship property back to guest at guest's sole expense.
5. **Rental Payment** is due in full, in advance thirty (30) days prior to arrival. Payment is preferred by credit card, but also may be made by personal check, traveler's check, cashier's check, or bank money order. If paid by check, and check is returned NSF, a return check fee of \$30.00 will be charged.
6. **No sub-leasing permitted.** Absolutely no exceptions for any reason
7. **Cancellation of Reservations** must be made thirty (30) days or more prior to arrival. A cancellation fee equal to the rate of one night rent (not including damage deposit) will be charged on all cancelled reservations less than 14 days in advance. Late cancellations with less than thirty days notice, will result in forfeiture of the full advance deposit. A cancellation is not accepted by just leaving a message or email. A confirmation code is required for all cancellations, which is obtained by speaking to a reservation agent Cancellation and early departure due to inclement weather does not warrant any refund of rent.

Initials _____

8. **Maximum Number of Guests** at "*RiverBend Lodge*" is forty (40), *RiverDance* is eighteen (18) and twelve (12) in *Madisons Moose Manor* unless otherwise agreed upon in advance. Violation of this policy will automatically result in forfeiture of full rental payment and security deposit. **A \$100 per person fee** plus applicable taxes will be charged on all guests over agreed upon number. Reservations made under false pretenses results in forfeiture of full rental payment and security deposit. NO EXCEPTIONS!
9. **Family Rentals Only!** "*Retreat on the River Cabins*" will not be rented to vacationing students, singles (under 25), or chaperoned groups. **Our cabins are monitored for violation of this policy. All violators will be evicted and all rental payments and security deposits will be forfeited.** This policy includes reservations made by parents that do not check-in, and/or who leave overnight during the length of the stay.
10. **Good Neighbor Policy.** *Retreat on the River* is in a remote area but there are neighboring cabins that include both short-term guests and year-round residents. Please be considerate of the neighbors with your noise and activities. We want you to enjoy your stay at our cabins, but not at the expense of the neighbors. Guests are asked to conform to all rules and regulations of the property. Violators are subject to eviction with loss of rental payment and security deposit.
11. **Check-in Time** is after 4 p.m. on the check in date.
12. **Checkout Time** is 10 a.m. (sharp) on the check out date. Anyone staying past 10 a.m. on departure date will be charged for extra day plus an additional \$100.00 delayed cleaning fee.
13. **Housekeeping.** "*RiverBend Lodge*" will be cleaned prior to your arrival and after your departure, and the cost is included in your rental payment for weekly stays. You will be responsible for the cleaning during your stay and for leaving the cabin in good condition at checkout. Please remember that you are staying in a privately owned "cabin", please treat it as you would want someone to treat your cabin. If accommodations are left damaged or unusually messy (such as unwashed dishes, garbage left in the house or stains on the furniture or carpet), your security deposit will be forfeited or an additional cleaning charge will be charged to your credit card.
14. **Keys.** When final rental payment is received, you will receive instructions and a code for the lock box. The lock box is located near the front or side of the front door, and contains a front door key (side door under carport at Riverdance). Please always lock doors when you will be gone from the premises. In the event the keys are not returned, \$100 will be deducted from your security deposit or your credit card will be charged that amount, and used for re-keying all doors for that cabin.
15. **Telephone Service.** Free local calling is provided at RiverDance only. Incoming long distance calls are also free. However, In order to make outgoing long distance calls you must use a credit card, calling card or use an "800" number. RiverDance telephone number is (580)584-3760 , please make note.
16. **Linens/Towels/Supplies.** Although linens are furnished for RiverDance and Madisons Moose Manor, please bring your own beach towels and beach blankets for use on the lake and canoes as linens are not to be removed from the cabin. Any lost or damaged linens will be deducted from your deposit or charged to your credit card at the rate of: bath towel \$12, hand towel \$10, wash cloth \$6, king sheet set \$150, queen sheet set \$140, full sheet set \$120, twin sheet set \$100 (all sheet sets are 300 count), pillows \$40. If any of the above items are missing upon your departure we will deduct the cost from your security deposit or credit card. Guests will need to provide their own paper items and cleaning supplies. An initial set up of trash liners and toilet paper is provided. Extra items needed are the responsibility of the guest.
17. **Repairs.** Renter(s) agree to report promptly to Owners Mark and Tracey Hopkins at (972)712-2400 or (972) 523-9155 any mechanical, electrical, plumbing or other problems with the premises.

By signing below, guest understands and agrees to the above conditions, requirements for renting the premises, and house policies (Items1-17) included in this Agreement. Guest further agrees that if rental is paid by credit card, guest specifically authorizes the charging of their credit card for any and all damage done to the premises or additional cleaning or other fees noted above that exceeds the security deposit.

RESPONSIBLE GUEST SIGNATURE	OWNER SIGNATURE OR OWNERS AGENT
X	X
PRINT NAME:	
DATE:	DATE: