

# ARNOLD CREEK RETREAT RENTAL RULES AND REGULATIONS:

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1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.
2. This is a NON SMOKING unit. Smoking may take place outside as long as safety is considered and butts are disposed of in a safe contained manner.
3. BEFORE DEPARTURE ENSURE THAT-
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. Fires in firepit are extinguished.
  - c. All debris, rubbish and discards are placed in the garbage can.
  - d. All dishes are clean.
  - d. Keys are placed in the lock box and unit is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. Linens/towels are all accounted for.
4. PAYMENT – In order to maintain your reservation, payment must be made in full 7 days after placing the reservation.
5. CANCELLATIONS - A fourteen (14) day notice is required for cancellation. Cancellations that are made more than fourteen (14) days prior to the arrival date will incur a 5% handling fee. Cancellations or changes that result in a shortened stay, that are made within fourteen (14) of the arrival date, forfeit fifty percent (50%) of the payment for the canceled days. Once you have checked in early departure does not warrant any refund of rent or deposit.
6. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel or make changes thirty (30) days prior to check-in. Monthly renters who make a change that results in a shortened stay after check-in are not guaranteed a refund of rent and may be subject to weekly or daily fees.
7. MAXIMUM OCCUPANCY- The maximum number of guests per cabin is limited to nine (9) persons.
8. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY. Longer minimum stays may be required during holiday periods. If a rental is desired for less than two days, the guest will be charged the two-night rate.
9. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the cabin.

Arnold Creek Retreat Rules and Regulations

10. RATE CHANGES - Rates subject to change without notice.

11. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

12. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

13. PARKING - Parking is available in the cabin driveway. Three to four vehicles will fit in the driveway.

14. WEATHER/ROAD CONDITIONS POLICY - No refunds will be given due to weather or road conditions.

15. PETS ARE PERMITTED ONLY WITH PRIOR APPROVAL AND PET FEE - \$50 per pet fee applies. All pets must be leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.

All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and tick are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that may incur to pets while on the premises.

16. DAMAGE - A damage deposit is not required however tenants are responsible to pay for any damage to the property that is beyond normal wear and tear, any charges incurred because of behavior during the stay, and/or any cabin property that is missing upon check-out.

17. RISK – This cabin is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises. The homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

18. REFUSAL TO RENT – If any terms of this agreement are broken the guest may be asked to leave the premises immediately. Future rental agreements will be refused.

Signature: \_\_\_\_\_ Date \_\_\_\_\_