

Reservation is not confirmed until a 50% deposit of rental amount is received and a confirmation email is sent.

Winter reservations of 7+ nights booked 3 months in advance receive a 20% discount.

Full rental amount is due two weeks prior to first day of stay. If the final payment is not made by the due date, the reservation may be considered cancelled.

Cancellation Penalty/Refund Schedule:

<i>Non-Holiday</i> reservations	Refund
Canceled more than 14 days prior to arrival	95%
Canceled 8-14 days prior to arrival	50%
Canceled less than 7 days prior to arrival	0%
<i>Holiday period</i> reservations	Refund
<i>(Reservations that include a US Government or bank holiday)</i>	
Canceled 28 or more days prior to arrival	95%
Canceled 8 - 27 days prior to arrival	50%
Canceled 7 or less days prior to arrival	0%

No smoking is allowed in the house. A non-refundable cleaning fee of \$500 will be charged to your credit card if smoking is detected.

Exceeding maximum overnight guest count of 9 people including children will result in a fee of \$300 per person charged to your credit card or withheld from the deposit.

The fire pit is not to be used if a burn ban is in effect.

Pet Policy:

We understand that pets are a part of the family. At the same time, we have to keep in mind that guests with allergies cannot tolerate any trace of a pet in the house. Dogs weighing less than 20 pounds may be allowed on prior approval only with a \$500 refundable pet deposit and a non-refundable pet cleaning fee of \$50. Unannounced or unapproved pets will incur a non-refundable charge of \$300. No cats will be accepted. The \$500 pet deposit is refunded after our property manager and cleaning staff have determined that damage/soiling did not occur to the property during your stay. Please clean up and dispose of pet waste in baggies in the outdoor trash cans. Excessive pet hair or pet clean up will incur an additional cleaning charge. If extra cleaning is necessary, it will be charged to the credit card at \$40/hour with a \$100 minimum.

Cleaning / Damage Policy:

Leave the house as you found it. Wash and put away all dishes, clean the grill, and make sure trash is bagged and placed in the trash cans outside. If the house keeper has to wash (or rewash) dishes, clean the grill, or remove trash, we will charge the excessive cleaning fee. If excessive cleaning is required or damage to the property is incurred, your credit card will be charged or the amount withheld from your deposit. Extra cleaning is charged at \$40/hour with a \$100 minimum. Repair of damage to the property is billed once the cost of repairs is determined.

River Park Policy:

Do not allow children to cross Highway 39 or use the river park without a responsible adult present. The trail to the river park is a public easement and not maintained. Use caution on the trail and drive guests with balance or mobility issues to the river park.

By making a reservation you agree to these terms and conditions.