



By the River Cabin Rules, Regulations and Conditions
175 Riverview Rd, Kerrville, TX 78028
(830) 367-5566

PLEASE READ CAREFULLY BEFORE SIGNING

21 YEARS OR OLDER: You must be 21 years or older to rent any of our cabins.

CHECK-IN: Check in at the By the River Campground office. Check-in is at 3:00 p.m. If you will be arriving after 5:00 p.m., please see our Late Arrival box located to the left of the office doors. This has an envelope with your last name and will have directions and keys to your cabin.

OCCUPANCY: All our rates are based on two-person occupancy. In the cabins that sleep additional people, they will be charged \$10 per night for ages 16 and up. Please limit the number of guests to the maximum occupancy of the cabin.

PAYMENTS: 100% Deposit is required when reservations are made.

RATES: Our rates are based on two-person occupancy (excluding tax). Additional charge for people aged 16 and up.

CANCELLATIONS AND REFUNDS: All cancellations more than 30 days of scheduled arrival date must pay a cancellation fee of \$50. Cancellations within the 30 days of arrival date will forfeit 50% of the total deposit. No refunds on Holiday weekends. No cancellations or refunds due to inclement weather. We do our best to be sure that everything in the cabin is in good working order. We are not, however, responsible for mechanical failures of non-essential or luxury items, including, but not limited to Television, DVD players, Wi-Fi, Air Conditioning, or any other appliance that fails during your stay. No refunds for mechanical failures out of our control. Please notify us immediately upon noticing any mechanical failures so that we can make repairs as required. No refunds will be made in the event a person is required to vacate the premises because of disruptive conduct or failure to follow our rental rules and policies.

CHECK-OUT: Check-out time is 11:00 a.m. On the day of your departure, we ask that you return the key to the By the River Campground office. Unfortunately, we are unable to accommodate late check-outs in the cabins. Check-in and check-out times are strictly enforced so that we can make sure that each cabin is ready for the next incoming guest. Late check-outs will result in a \$100 per hour fee.

CHECK-OUT PROCEDURES: All dishes, pots, pans, silverware, and kitchen utensils must be washed, dried, and put away. The stove/oven should be left in clean condition and the refrigerator should be left clean and free of all food. All trash needs to be placed in bags in the outside trash cans and the

property should be left neat and in order. Please put all used bed sheets and towels on the shower floor. All trash should be picked up around the cabin. Please turn air conditioners to 75 upon departure. If excessive cleaning is required, an additional \$100 dollars will be charged to the credit card on file.

PETS: We do not allow pets in the cabins. If a pet is discovered to be staying in the cabin during your stay a \$250 fee will be added to the card on file.

DAMAGES: We reserve the right to charge your credit card for any damages or excessive cleaning, soiled dishes, or cabin left in disarray from your stay. If you notice any problems upon checking in, please let us know right away to avoid any damages being charged to your account.

KEYS: Failure to return keys to the office will result in a \$35 charge on your credit card.

FURNITURE AND APPLIANCES: Please do not move our furniture or appliances, as you will be charged for damages because of such. Please make us aware of anything not working in the cabins upon your arrival.

FURNISHINGS: Please look over the attached inventory list. These are the items that are provided in the cabin. Please note any items that have been broken and/or lost during your stay. These items should be there when you check-out.

Inventory:

Place Setting for 8 people (dinner plates, salad plates, bowls)

Silverware Setting for 8 people

Cup & Mugs (8 each)

3 mixing bowls

Serving/cooking utensils

2 cutting boards

Pots/Pans

Can Opener

Dish Towels/Hot Pads

Toaster

Coffee Maker

Alarm Clock

AMENITIES: Appliances and other mechanicals can malfunction. By the River Campground cannot refund any money for inconveniences encountered due to these malfunctions which are beyond our control. We reserve the right to subcontract work to the done at the earliest date possible. We will react as quickly as possible to restore any amenity, but no not guarantee complete restoration during your stay

and will not result in a refund. Loss of electricity, water, or any "Act of God" is outside our control and will not result in a refund.

LIABILITIES: Renter agrees to assume all responsibility for any accidents, injury or damage that may result in or around the premises, to persons or property (including those of Renter's guests) and that the Owner and its agents shall not be held liable, or responsible for such injury, accident, or damage. The Owner or agent shall not be responsible for injury or accident occurring on the property and renter agrees to hold the Owner/agent harmless from any and all claims and liability of any nature which may arise by reason of the use of these facilities. Renter assumes the risk involved with the use of the swimming pool, river and all other rental facilities and agrees to save harmless and indemnify the Owner and its agents from any and all claims and liability of any nature which may arise by reason of the use of the same renter or others using the same during renter's occupancy. Renter assumes responsibility of all guests during the reservation time. Renter shall be held liable for repair of all damages/misuse of the facilities. Owners will assume no responsibility for loss or damage to guest personal effects, or injury during the rental period. Upon request, guest's personal items left at property will be mailed to a guest at a charge of \$10 plus shipping. Items left longer than 30 days will be discarded by owners. Upon check-out, any vehicles left on property will be towed off property and charged to credit card on file.

WE RESERVE THE RIGHT TO CHANGE RULES AND POLICIES AS NEEDED. PLEASE MAKE SURE YOU PRINT, READ, AND AGREE TO THE RULES AND POLICIES IN THIS DOCUMENT BEFORE MAKING A RESERVATION.

Signature: _____ **Date:** _____