

# RED RIVER GORGE CABIN RENTALS RENTAL AGREEMENT & GUIDELINES

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## GENERAL POLICIES

- You must be **at least 21 years of age** to rent a cabin. Group cabins require a minimum age of **25 years** (as specified in the cabin description).
  - **Check-in:** After 4:00 p.m.
  - **Check-out:** By 10:00 a.m.
  - **Late Check-Out (if available):**
    - Small cabins: 11:00 a.m. check-out for \$25
    - Large cabins (including Indian Creek Lodge, Forest View Lodge, and Big Valley): 11:00 a.m. check-out for \$50
  - A **one-time cleaning fee** is applied to each reservation and varies depending on the size of the cabin.
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## PROPERTY RULES

- **Smoking:** Smoking and vaping are strictly prohibited inside all cabins. Smoking is permitted outside only. Please dispose of cigarettes in a fireproof container.
  - **Illegal Activity:** Illegal drug use and drug paraphernalia are strictly prohibited. Law enforcement will be notified if necessary.
  - **Hot Tub Use:**
    - Use at your own risk.
    - Consult a doctor if you are pregnant or have a heart condition.
    - Do not sit on hot tub covers. A minimum **\$400 fee** will be charged for damage or replacement.
  - **Quiet Hours:** 11:00 p.m. to 7:00 a.m.
  - **Vehicles & Property Use:**
    - ATVs, off-road vehicles, tents, and RVs are not permitted.
    - The number of vehicles must not exceed the number of occupants.
    - Do not park on roads or grass. Violators will be towed at the owner's expense.
  - **Firearms & Fire Safety:**
    - Firearms and fireworks are prohibited.
    - Campfires must be attended at all times and comply with all fire bans.
  - **Parties & Disturbances:**
    - Loud parties are prohibited and may result in eviction and/or additional fees.
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## OCCUPANCY & RESPONSIBILITY

- Occupancy must not exceed the maximum number of guests allowed for the cabin or listed in your confirmation.
- We are not responsible for:
  - Personal items left behind (a \$20 service fee plus shipping applies for returned items)

- Accidents or injuries during your stay
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## PET POLICY

- Pets are allowed **only in designated pet-friendly cabins**.
  - Some cabins allow up to 2 pets, and some allow up to 4 pets
  - A **nonrefundable \$50 fee per pet** applies.
  - Guests must provide bedding for pets.
  - Pets must be leashed or crated when unattended.
  - Pets are not allowed on beds or furniture.
  - A **\$250 fee** will be charged for unauthorized pets in non-pet-friendly cabins.
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## GUEST RESPONSIBILITIES

- Bath towels are provided; please bring towels for hot tub use.
  - Firewood:
    - The State of Kentucky recommends using certified or locally purchased firewood to prevent the spread of pests.
    - Firewood is available at local stores, roadside stands, or our offices.
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## CHECK-OUT PROCEDURES

Before departure, please:

- Wash dishes and leave them drying or run the dishwasher
  - Bag all trash and place it in the outdoor bin
  - Set thermostat to:
    - 65°F (winter)
    - 80°F (summer)
  - Secure the hot tub cover
  - Ensure all windows and doors are closed and locked
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## PAYMENT POLICY

- We accept MasterCard, Visa, Discover, and American Express.
- Full payment is due at the time of booking.
- **Partial payments are only accepted for reservations made by phone** and are available for bookings made **at least 21 days prior to the arrival date**:
  - 50% due at the time of booking
  - Remaining balance due **7 days prior to arrival**
- A **12% state and local tourism tax** applies to all reservations.

- Returned checks will incur a **\$35 fee** and may be sent to collections.
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## CANCELLATION POLICY

- Cancellations made **21 days or more** before arrival:
    - Full refund minus a 5% processing fee
  - Cancellations made **less than 21 days** before arrival:
    - Partial refund may be issued if the reservation is rebooked
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## REFUND POLICY

- No refunds will be issued for:
    - Weather conditions or natural events
    - Power outages or mechanical failures
    - Unreported issues during your stay
  - **Hot Tub Notice:**
    - Hot tubs may not reach full temperature on the first night due to cleaning and refilling.
    - No refunds or compensation will be given for this.
  - Internet is provided as a convenience; no refunds are issued for connectivity issues.
  - In the event of a scheduling conflict, we will offer an alternative property or a full refund.
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## ADDITIONAL FEES

- **Disturbances / Parties:**
    - A \$200 fee may be charged if law enforcement or management responds to noise or disruptive behavior.
  - **Excessive Cleaning:**
    - A minimum \$50 additional cleaning fee may apply if the property is left in poor condition.
  - **Damages:**
    - Guests are responsible for any damage to the property.
    - Please report issues immediately so they can be resolved.
  - **Smoking Violations:**
    - A \$250 fee will be charged for smoking or vaping inside any cabin.
  - **Tampering with Safety Devices:**
    - Additional fees may apply for disabling smoke or carbon monoxide detectors.
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## CONTACT INFORMATION

If you have questions or need recommendations for local activities, please contact us:

Office: 844-692-2246

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## **AGREEMENT**

Receipt of your confirmed reservation constitutes your agreement to all terms and conditions outlined above.