

# COBBLE CREEK CABIN

## RENTAL RULES, AGREEMENT, AND BILLING INFORMATION

The Cabin is located at 371 East Hooper Ave, Soda Springs, Idaho. Please review our rental rules below prior to your arrival.

1. **CHECK-IN TIME** is **after 3 p.m.** on your arrival day and **CHECK OUT TIME** is **before 11 a.m.** on your departure day to allow time to clean. Late check outs will be charged 1/4 of the nightly rate per hour.
2. **NON-SMOKING - This is a NON-SMOKING facility.** Smoking is permitted outside on the premises. Please smoke away from open doors and windows. Butts must be deposited in provided containers. A \$200 fee will be added to your final bill if we find any evidence of smoking inside the Lodge.
3. **AGE RESTRICTION** - We will not rent to vacationing **students or singles under 25** years of age unless accompanied by an adult guardian or parent.
4. **WIFI** - Wireless Internet is provided on the premises. Our thermostat is Wifi to alarm us of heating and cooling failures. Please do not tamper with the network equipment in the basement.
5. **RENTAL RATE** - Our nightly rental rate is published on our web site ([www.cobblecreekcabin.com](http://www.cobblecreekcabin.com))
6. **RATE CHANGES** - Rates subject to change without notice. Your per-night rate will be locked in when we confirm your reservation.
7. **MAXIMUM OCCUPANCY** - The maximum number of guests in the Cabin is limited to six persons. We have two queen beds. Sleeping is not permitted in the basement due to egress restrictions in case of fire.
8. **BOOKING FEE** - We charge a \$50 non-refundable booking fee on non-commercial accounts. This fee will be charged when you make your reservation and is deducted from your final bill.
9. **CANCELLATIONS** - A seven day notice is required for cancellation. Cancellations within seven days of the reserved date will be charged for one night. All cancellations will forfeit the \$50 booking fee.
10. **PETS** - **Pets are not permitted on the premises at any time.** Many of our clients have pet allergies so out of respect for their needs we do not allow pets on the property. Should you decide this rule does not apply to you, we will ask you to leave early and we will add a \$50 per day surcharge to your final bill to cover additional cleaning costs.
11. **CLEANING FEE** - A \$100 cleaning deposit is charge at check in. This deposit will be refunded on your departure if you perform the cleaning tasks listed in paragraph 14 below.
12. **BILLING** - We will bill the total rental fee plus cleaning deposit to your credit card one day before your arrival. Additional charges may be added to your bill if:
  - a. You cause damage or theft. Damage is defined as beyond normal wear and tear. Theft is self-explanatory.
  - b. Costs incurred by the owners due to your use of contraband.
  - c. You bring pets into the home.
  - d. We incur costs for collection of rents or services rendered during your stay.
13. **HOUSEKEEPING** - The Cabin will be cleaned and prepared for your stay. You will be responsible for general cleanup during your stay (see paragraph 14 below). Additional linens and towels can be found in each bedroom. If you are planning on visiting Lava Hot Springs we recommend you bring your own towels. We do not permit towels to be taken from the Cabin.

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### **RENTAL RULES, AGREEMENT, AND BILLING INFORMATION (cont)**

14. **DEPARTURE DAY** - On departure day:
  - a. Leave all beds un-made. We'll change the linens and remake them.
  - b. Leave towels in the clothes baskets
  - c. Clean up clutter and spilled food
  - d. If someone in your group gets sick, clean it up!
  - e. Wash the dishes and put them away
  - f. Take any food you brought with you or throw it out
  - g. CHECK FOR PERSONAL BELONGINGS! You will pay shipping if we need to return items
  - h. Put the keys back in the lock box and change the combination
  - i. You will forfeit all or part of your cleaning deposit if you fail to do these things
15. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup, cable TV, Wifi, and sundry supplies. We also deep clean and sanitize the home between guests (why we need 4 hours from check-out to check-in).
16. **CABLE TV/DVD** - We provide televisions in each bedroom and a large HDTV in the great room. All TVs are connected to cable. The great room TV has a DVD player. You can rent DVDs from Red Box at Broulims downtown or bring your own.
17. **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.
18. **PARKING** - Parking is limited to two vehicles in the east driveway. Vehicles are to be parked in designated parking areas. Parking on the highway is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
19. **RV PARKING** - We have room for up to two (2) RVs on the west driveway. There is a 20 amp hookup for power and potable water but no sewer. This driveway is shared with our Lodge next door and RV parking must be pre-arranged with us. There is no additional fee for RV parking.
20. **LOUD PARTIES OR INAPPROPRIATE BEHAVIOR** - the Cabin is located in a residential area and guests are expected to respect the privacy and peace of our neighbors. Loud parties or inappropriate behavior are not allowed at any time. Should our neighbors complain about your group, you will be asked to leave the premises immediately.
21. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing (or e-mail) in advance. E-mail us at [info@cobblecreekcabin.com](mailto:info@cobblecreekcabin.com)
22. **Cobble Creek Cabin** is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while guests are on the premises or using its facilities. 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.

Thank you for staying with us. We hope you enjoy your stay. If you have any questions, please give us a call at 801-644-0432.

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