

TEXOMA CABIN

Texoma Cabin has adopted the following policies to ensure a safe and comfortable stay for all of our guests. Once you have read through the following policies, please be sure to respond that you have read and agree to comply with all cabin policies to move forward with your reservation. We thank you for choosing Texoma Cabin and hope you enjoy your stay!

In case of emergency or any issues, please call Sandy Ho at (972)442-4311

OUR POLICIES

Before Arrival and Check in

- All reservations must be made at least 24 hours in advance of your intended arrival date. If reservation is attempted with less than 24-hour notice, we may be unable to process your request.
- All guests must be registered prior to arrival. We must receive a copy of valid photo ID via email for any adult 18 years or older that will stay in the cabin no more than 48 hours after reservation is made. If you book less than a week in advance, we must receive Photo IDs no more than 3 hours after payment for your stay. Please also provide name and age of any minors included in your party. ID photos can be sent directly to texomacabin@gmail.com.
- Please provide the year, make, and model of all vehicles belonging to your party prior to your arrival.
- If you are bringing a boat, let us know what size of boat you will have so we may arrange parking accordingly.
- Check in time is 3pm or later on your arrival date. Please notify us via email what time you expect to arrive.
- Please take your time to look through the cabin upon your arrival. We will send an email with a room check form for you to fill out and return in case there are any existing damages when you arrive. Make sure to respond back in the body of the Room Check email with description and photos of any observed damages within 8 hours of your arrival. Any damages reported after this time may be charged to your deposit.

Throughout Your Stay

- Electronic locks and gate access have been provided for your convenience and security.
- Prices are based on 4 guests per cabin. There will be a charge of \$10 per additional person per night for any additional guests. Maximum occupancy is 6 guests per cabin. Exceeding regular occupancy without prior arrangements will result in additional fees and/or removal from the property.
- If we discover any unauthorized or unregistered guests in the cabin, you will be asked to leave immediately and there will be no refunds.
- Bedding is provided for the queen size bed in each cabin. For larger parties utilizing the provided futons, please be sure to bring your own pillows and blankets.
- We have a locked thermostat set to 72 degrees in the summer 68 degrees in winter. Tampering with the thermostat will result in an additional charge.
- Always close your cabin door behind you. Leaving your cabin door open may result in an energy fee, pest extermination fee, or removal from the property.
- All cabins are non-smoking. Smoking inside any cabin is grounds for immediate removal and will result in no less than a \$100 cleaning fee. When smoking outside of the cabin, please use the provided waste can on the porch for refuse. Throwing cigarette butts in the yard will not be tolerated and will result in a cleaning fee.
- Do not leave food or trash unattended outside. All trash must be bagged and placed in the trash receptacle behind your cabin.
- Do not dispose of non septic friendly products in the drains. This includes but is not limited to: feminine products, food scraps, cooking oils/grease, paper towels, and hazardous chemicals. Disposal of non-septic friendly products in drains will result in a drainage cleaning fee.
- Do to the natural habitat, we ask that all children under 12 be supervised at all times.
- No pets are allowed on property. Violating this rule is grounds for immediate removal.
- Please use the provided towels for their intended purpose. Permanently staining any of the provided linens will result in a replacement fee.
- Housekeeping is the responsibility of the guest. Towels will need to be air dried during your stay. Please do not leave wet towels on the floors when you leave.
- Do not move, remove, or rearrange any furniture, appliances, or the outdoor smoker grill provided. Doing so will result in additional charges.

- No RVs, campers, or outdoor tents are permitted on cabin property.
- All boats brought on property must remain on the gravel driveway. Do not drive through the property for turnarounds. We are not responsible if your vehicle gets stuck and damage fees may apply.
- We do not condone campfires on property due to frequent fire bans.
- The use of fireworks and/or firearms is strictly prohibited on cabin property.
- ATVs and similar vehicles are not permitted to be ridden on cabin property.
- Please respect the peace of all guests. Excessive noise or unruly behavior will not be tolerated. **Quiet time is 9:00pm to 8:00am daily.**
- Suspicion of illegal or improper conduct is grounds for removal. We will assist law enforcement in prosecution of individuals engaging in any illegal activity on the premises.

Departure and Deposit Refund

- Checkout time is at 11am daily. If you require a late checkout, it must be approved by management via email at least 24 hours prior to your departure time. Any checkout later than 11:00am without prior approval will result in forfeiture of your full deposit.
- Please email as soon as you have vacated the cabin so we may begin cleaning and preparing for our next guests.
- Registrant is responsible for any damages to the cabin including any missing or damaged items in the cabin. Charges may include time spent to repair damages or replace missing items.
- Be sure to clean up after yourself. When preparing to leave, turn off all lights and fans, leave towels to air dry (not on the floor), clean dishes, and clean the smoker grill if you have used it.
- If excessive additional cleaning is required after checkout, a cleaning fee will be assessed.
- We provide trash bags under the kitchen sink. All trash must be bagged, tied off, and removed from the cabin at the end of your stay. Please respect the environment and other guests; do not leave any trash on the property outside of the cabin. Make sure to leave your filled trash bags in the trash container behind the cabin.
- All deposit refunds will be processed 7-14 days after your departure assuming the cabin is left in its original condition. If you have questions or do not see your refund in the specified timeframe, please contact Sandy at (972)442-4311.

Cancellations

- **All reservations** are subject to 20% cancellation fee.
- Any cancellations made after 12pm (noon) two weeks before your confirmed arrival date will not be refunded.
- If you need to change your reservation dates, you must reschedule no later than 12pm (noon) 14 days prior to your booked arrival date. A 10% administration fee will apply.

Wildlife and Liability

- Please be aware Texoma Cabin is in a natural setting. There is a chance guests will encounter some type of wildlife, insects, or stray animals. Due to the natural habitation of the forest, no refunds or compensation will be given for any problems resulting from pests inside or outside the cabin. Do not feed animals you may see around the cabin nor permit them to enter the cabin. Do not allow children to play with, pet or feed stray animals. Keep all food in sealed containers. Do not leave food or trash unattended outside. We are not responsible for any wildlife or animal encounters of any kind. Texoma Cabin and its agents are not responsible for medical bills from injuries resulting from encounters with wildlife or stray animals.
- The guest(s) agree to indemnify and hold Texoma Cabin and/or the cabin management/owner(s) harmless from any and all claims, including those of third parties, arising out of or in any way related to a guest's use of the premises or the items of personal property provided therein. All guests assume the risk of injury, death, or other losses related to any recreational activities or use of the premises and will hold owner and its agents harmless with respect thereto. You agree to hold the cabin owner and Texoma Cabin free and clear of any liability or compensation for damage to self or property, resulting from accident, injury, death, or loss of enjoyment resulting from weather or inoperable appliances, amenities, and/or equipment (including Internet access, barbecue grills, electronic games, water, heat and air, i.e.).