

Rockin' M Ranch Wyoming, Inc.

P.O. Box 3576, Alpine, WY 83128
307-654-2288
rockinmranchwyoming.com

PAYMENT PROCEDURES: All reservations secured by visa and mastercard. A non-refundable two-night minimum will be charged at the time of the reservation. The non-refundable full payment (balance due) will be charged (30) thirty days prior to check in. Reservations made within (30) thirty days of check in will be charged the full rental at the time of reservation. Upon check-in this form, and damage deposit are due (damage deposit will be secured by a credit card at the time of check in, \$300.00 for a couples cabin and \$500.00 for a loft cabin).

NO SMOKING/NO PETS: Smoking and pets are strictly prohibited. \$150.00 will be automatically deducted from your damage deposit for the following: if you have a pet on the premises or if smoking occurred in the cabin (this includes the front door entrance). All of our cabins are smoke free and pet free.

CLEANING: We do not clean daily. Additional fresh towels provided for stays of three nights or more. Prior to departure, cabin must be left in a clean and orderly condition. Please wash the dishes, wipe off the counters and pick up all garbage (including cigarette butts) in and around the cabin. Please leave the key on the counter or table. A cleaning fee of \$100.00 will be charged for units left in an unclean or disorderly condition. A \$200.00 cleaning fee will be charged for units with spills/stains on furnishings (i.e. furniture, carpet, bedding, towels).

DAMAGE DEPOSIT: After departure, the cabin will be inspected. If there is no damage, theft, evidence of smoking or pets and if the cabin is in a clean and orderly condition, the damage deposit will not be charged. Lessee's credit card will be charged for all damages; loss or injury caused by Lessee or Lessee's guest, regardless of amount.

CANCELLATION POLICY: If reservation is cancelled (30) thirty days prior to arrival date, the non-refundable two-night minimum rental price is the total charge. No cancellations will be accepted or refunds given (30) thirty days prior to reservation. Upon a no show, the reserved cabin will be held for two nights, at which time Rockin' M Ranch may use the cabin. The parties expressly agree that Lessor has no duty to mitigate in the event of a breach of this reservation agreement.

CHECKIN/CHECKOUT: Check-in time is 4:00 p.m. Checkout is 11:00 a.m.

LIABILITY: We can only take guests willing to sign this release when they arrive. Guests acknowledge water risk of the nearby Salt River and on site fishing pond. Lessor shall not be liable for any injury or damage that may be sustained by the person or property of Lessee, or any other persons or property, including Lessee's guests. Lessee agrees not to do or suffer anything to be done by which persons or property on or about or adjacent to the rental property may be injured, damaged or endangered. Use of the property for public recreational purposes is subject to Wyoming Code, Limitations of Liability of Land owner.

MAXIMUM OCCUPANCY: Occupancy includes adults, children and infants. The maximum occupancy for the cabins (couples-4 people/loft-8 people) shall not be exceeded. Occupancy is based on two (2) people per bed; we do not allow sleeping on the floor (no air mattress, sleeping bags, etc.). Rockin' M Ranch facilities (i.e. hot tub, horse shoe pit, fire pit, fishing pond, private access to river) are for our guests only. We do not allow people (campers, guest of other hotels, etc.) staying off site to use the facilities. Tents and RV's are not allowed. **NO EXCEPTIONS. Exceeding or breaking any occupancy rules is reason for immediate eviction without refund.**

HOT TUB: Use at your own risk. Children under 5 years old are not allowed. Children between the age of 6 and 16 must be accompanied by an adult. No glass containers. Please replace the cover.

NOISE ORDINANCE: All outside activities need to be quiet at 10:00pm and close at 11:00pm.

Signature